MAJOR ARTERIAL COMMERCIAL

RESIDENTIAL INTERFACE STUDY

City of Regina
Planning Department

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INTRODUCTION

The original impetus for this study came from several rezoning applications received by the City for constructing apartment and commercial buildings on McIntyre and Angus Streets.

In all cases the proponent stated that the proposed development was a logical use of the land in the area since:

- The development was one block away from a major arterial road that is well serviced by transit.
- The major arterial is zoned commercial (MAC) in that area and in many cases apartments made a logical transition between the commercial and single family residential use in the area.
- The property in question and that adjacent to the site were in deteriorating condition.

In the past the Planning Department in such cases had been recommending against the applications on the grounds that they constituted spot rezonings.

The Regina Planning Commission directed the Planning Department to prepare this study to provide a coherent policy for dealing with similar rezoning applications.

There were eight study areas identified. See Figure 1. Due to urgency associated with rezoning applications it was decided to present Study Area One which contained them.

Property adjacent to major arterial commercial, if presently zoned for low density residential use, was identified for further study. A windshield survey was completed for all blocks within the study area which met this criteria.

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Houses were classified as good, fair, poor or possible demolitions. Briefly, a house was "good" if no faults were visible and it was well maintained. The "fair" category applied to houses with minor, non-structural defects and/or inadequate maintenance. A house was "poor" if it displayed any symptoms of a serious problem such as foundation cracks, sagging roof, etc. The "possible demolish" cases were those which appeared to be beyond economic recovery.

As an additional check on housing condition, Residential Rehabilitation Assistance Program (R.R.A.P.) inspectors were asked to examine the exterior of the "poor" and "possible demolish" units in greater detail to confirm or deny the original categorization.

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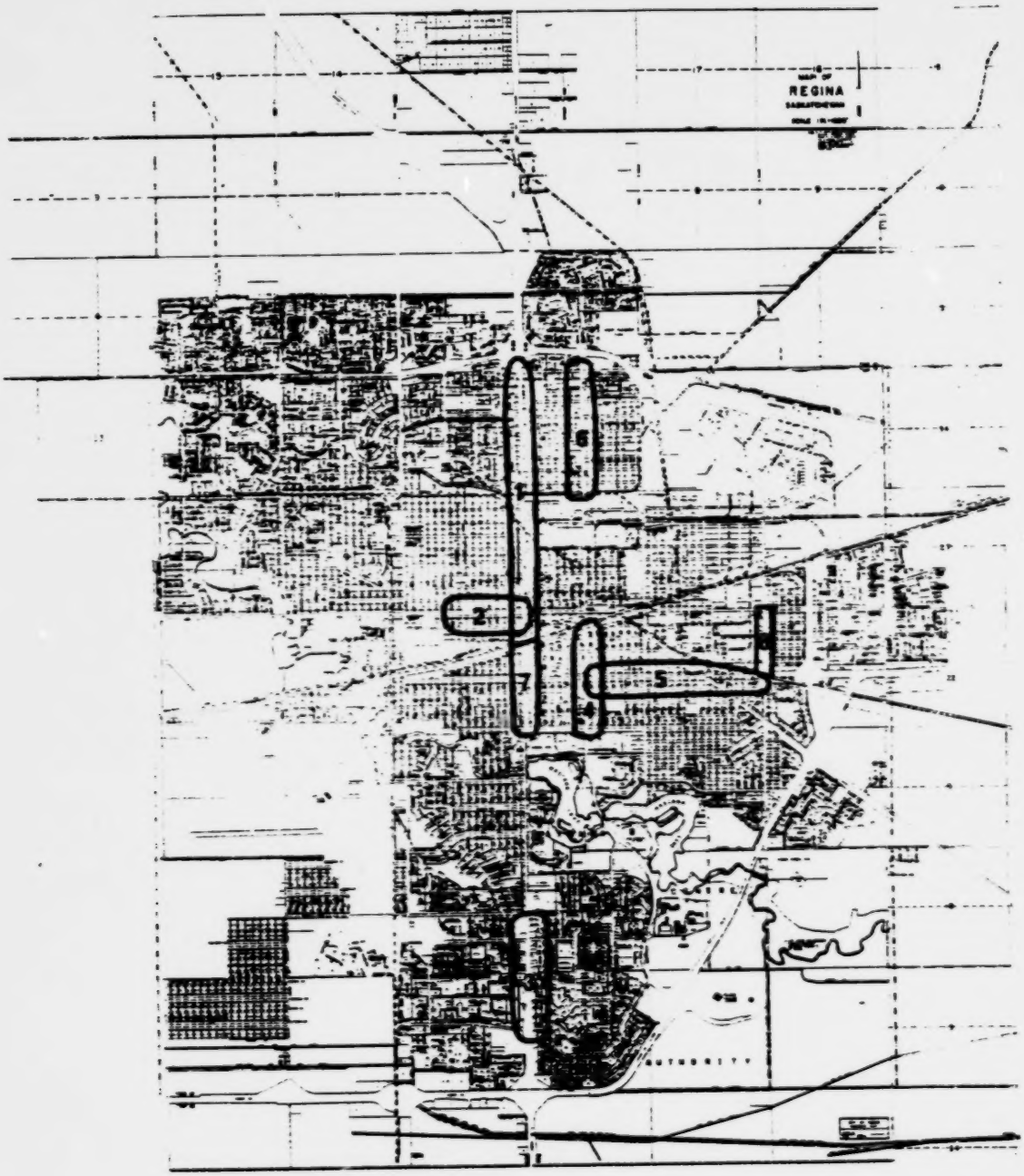
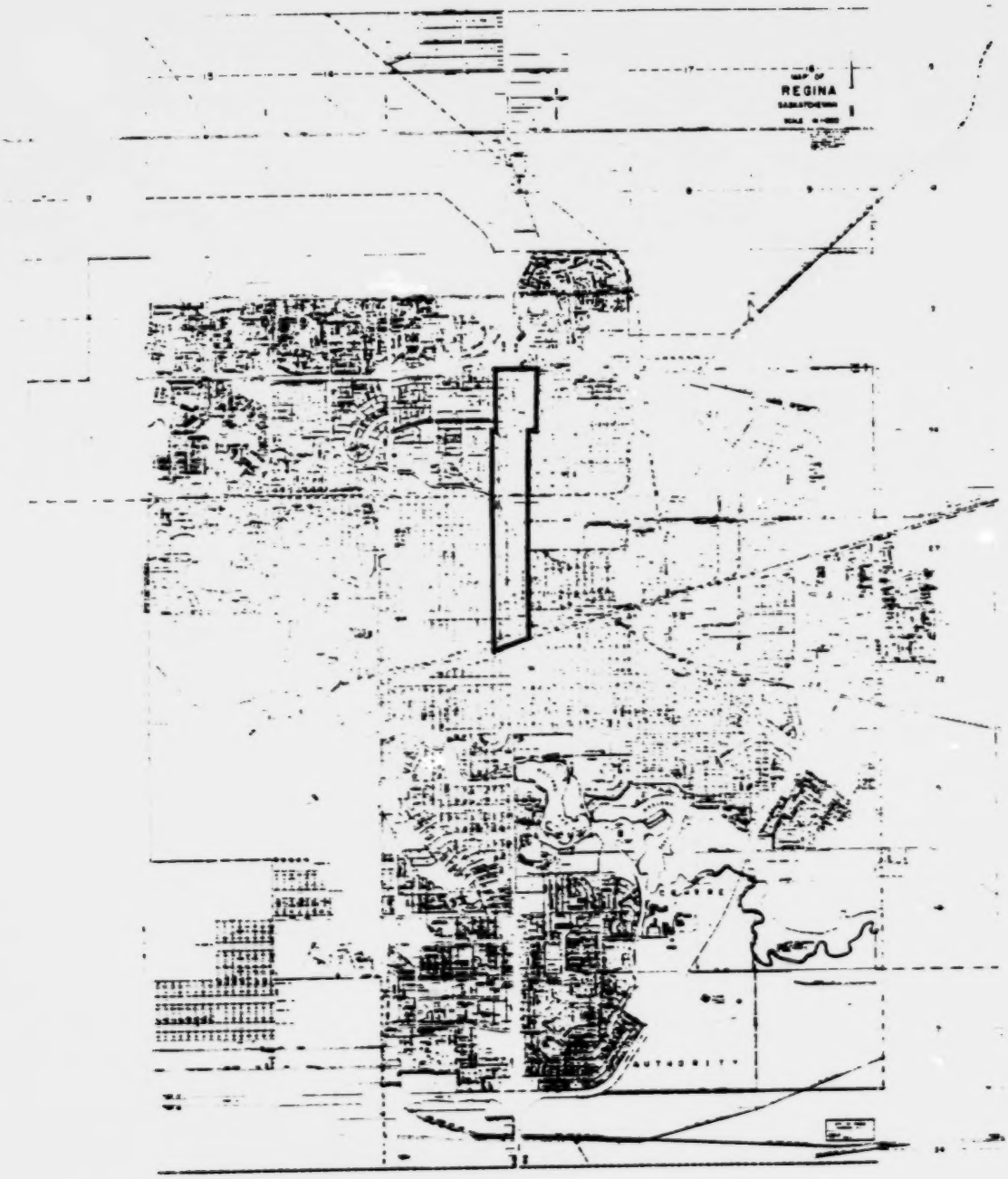


MAC - RESIDENTIAL STUDY AREAS

STUDY AREAS

Figure 1



STUDY AREA 1

1.0 STUDY AREA ONE

Study Area One is centered on Albert Street between Ninth Avenue North and the C.P.R. Main Line Track. This area is bounded on the East by Lorne Street (North of Third Avenue North) and Smith Street (South of Third Avenue North). The area is bounded on the West by Rae Street. See Maps One and Two.

1.1 ZONING AND LAND USE

The East side of Albert Street is predominately zoned MAC - Major Arterial Commercial. This property contains a variety of commercial land uses such as restaurants, service stations, and stores of several types. The Northgate Shopping Centre is zoned DSC - Designed Shopping Centre. A substantial amount of HC - Highway Commercial Zoning is present at the north end of the Study Area which includes drive-in restaurants, auto dealerships, and muffler shops among other uses. A limited amount of IB - Medium Industrial land uses are found in the vicinity of First Avenue North and also Fourth Avenue. These include for example, warehousing and the City Transit garages.

Further east behind Albert Street is R6 - Residential Suburban Multiple Housing near the Northgate Shopping Centre. Moving southward is R1 - Residential Suburban Detached and R3 - Residential Older Neighbourhood Zoning. Continuing in the same direction is 1A - Light Industrial Land uses such as warehousing.

The west side of Albert Street is predominately zoned HC - Highway Commercial, south to Third Avenue North. This includes a wide variety of commercial uses such as auto dealerships, restaurants, liquor store, and motor club offices. MAC - Major Arterial Commercial uses located south of Third Avenue North.

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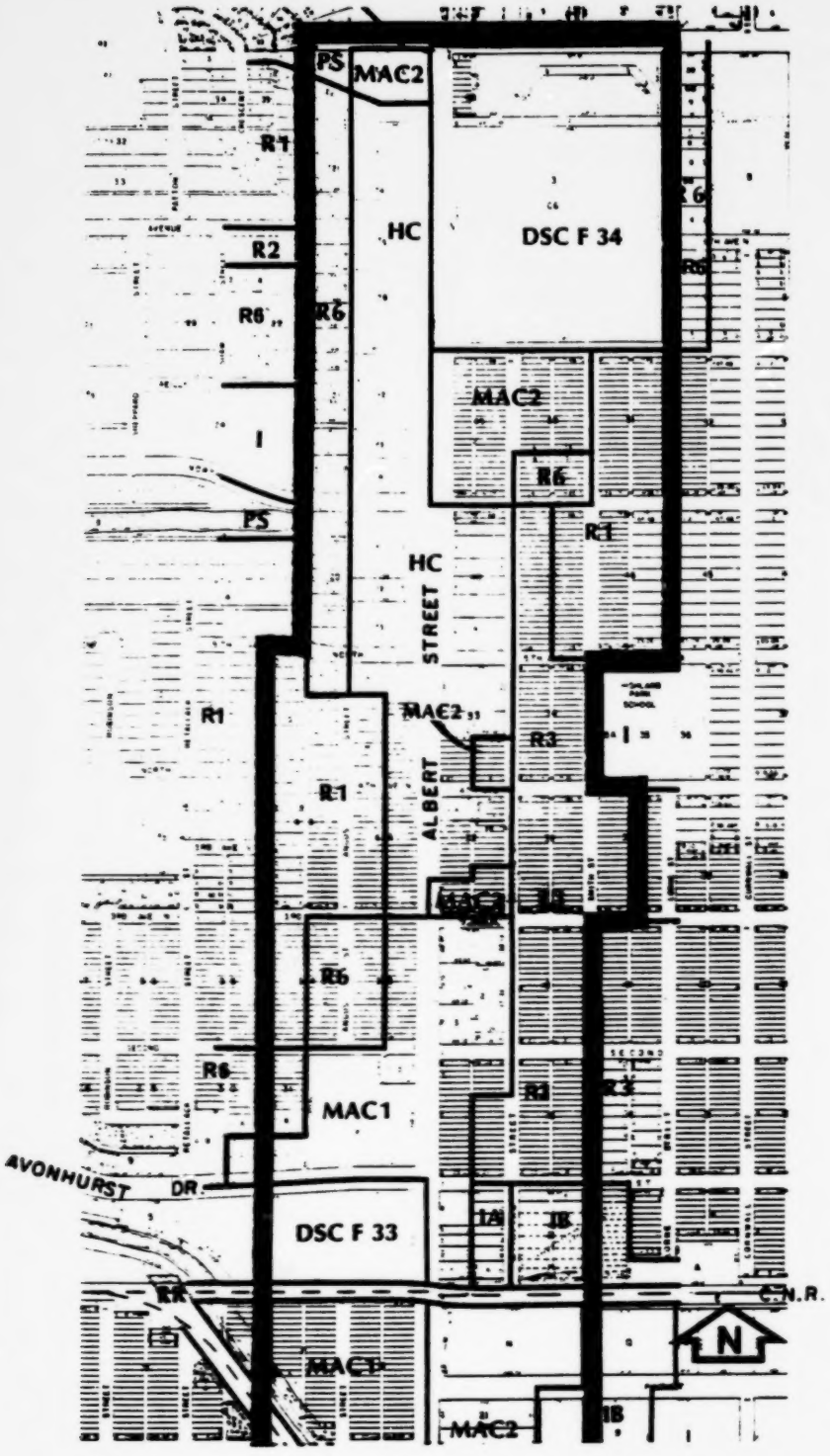


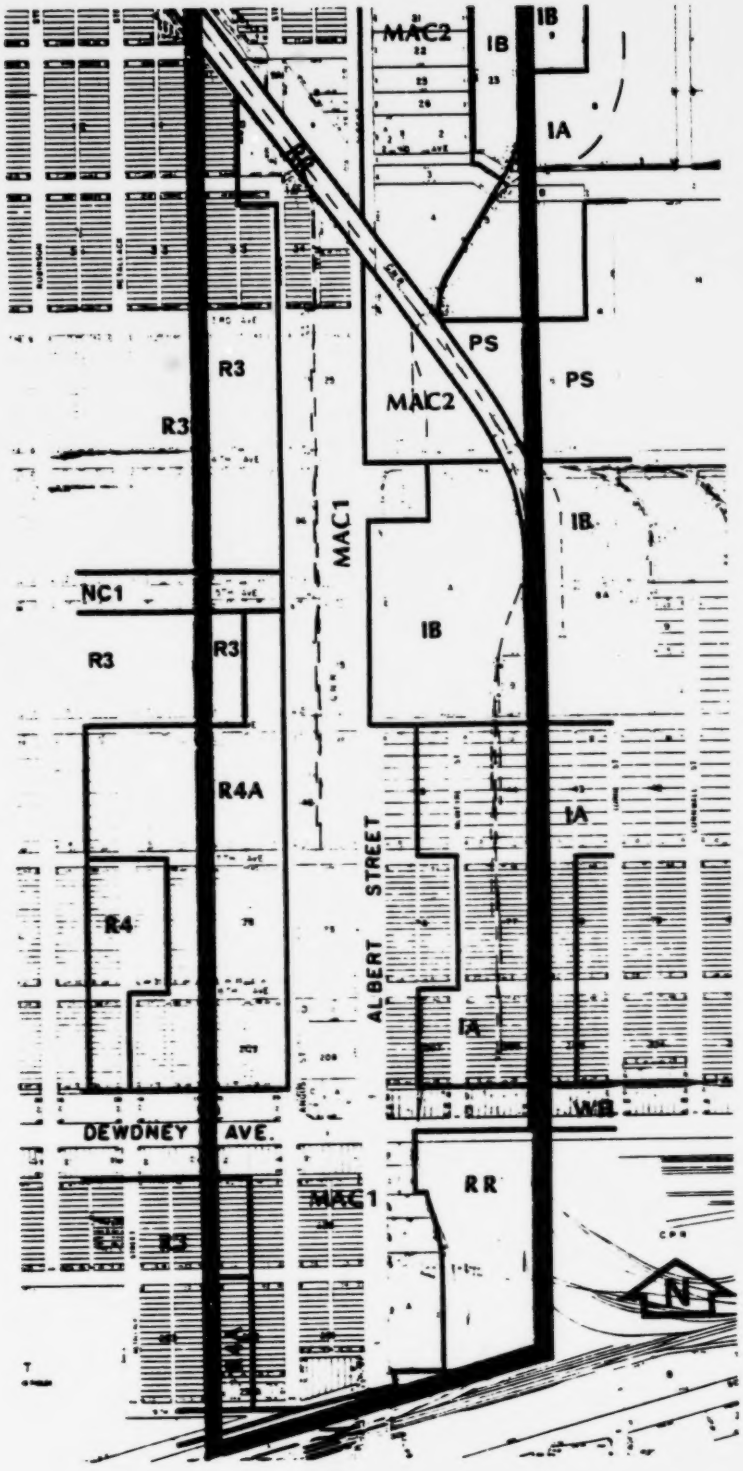
STUDY AREA 1 - Zoning

LEGEND

Boundaries - 1. Study Area

2. Zoning

Map 1



STUDY AREA 1 - Zoning

LEGEND:

Boundaries: 1. Study Area

2. Zoning

Map 2

The area west of Albert Street, from Ninth Avenue North to Fifth Avenue North, is zoned R6 - Residential Suburban Multiple Housing. This area has been developed with low rise apartment buildings. From Fifth Avenue North to Third Avenue North is R1 - Residential Suburban Detached Housing. Further South is R4A - Residential Older Neighbourhood Zoning with limited amounts of R3 - Residential Older Neighbourhood Zoning and MAC - Major Arterial Commercial Zoning. The R4A and R3 areas are largely single family although the R4A Zone provides for possible higher density residential development.

The following chart 1 provides a brief summary and explanation of the zoning found within Study Area One. See Appendix 1 for a more detailed description of land uses. Maps 3 and 4 outline the land uses in this study area.

CHART 1

ZONE	INTENT OF ZONE	LAND USES
MAC - Major Arterial Commercial	To regulate commercial development along and in close proximity to certain arterial streets.	Commercial
DSC - Designed Shopping Centre	To regulate commercial areas consisting of a group of commercial establishments managed as a unit with adjacent major parking facilities.	Commercial uses in a shopping centre layout.

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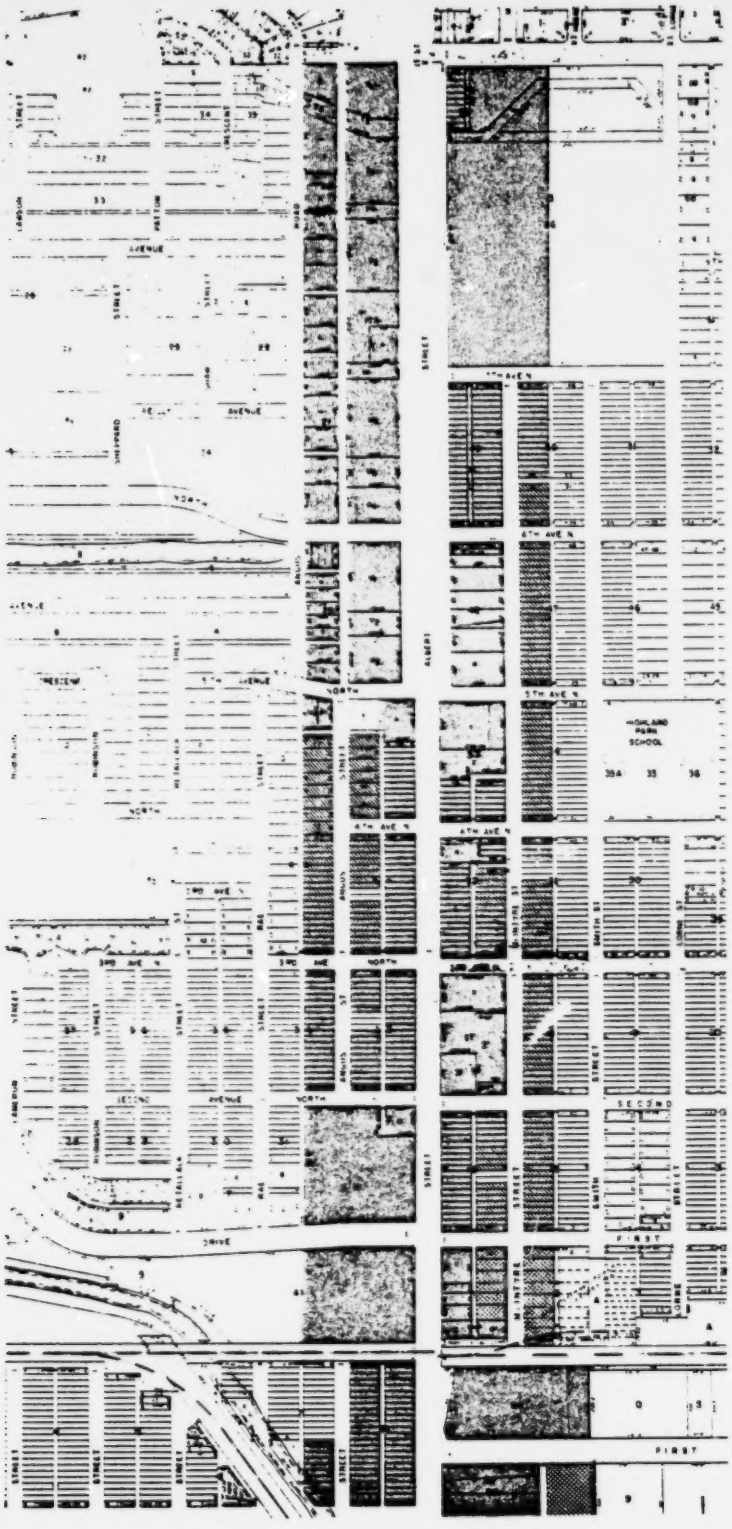


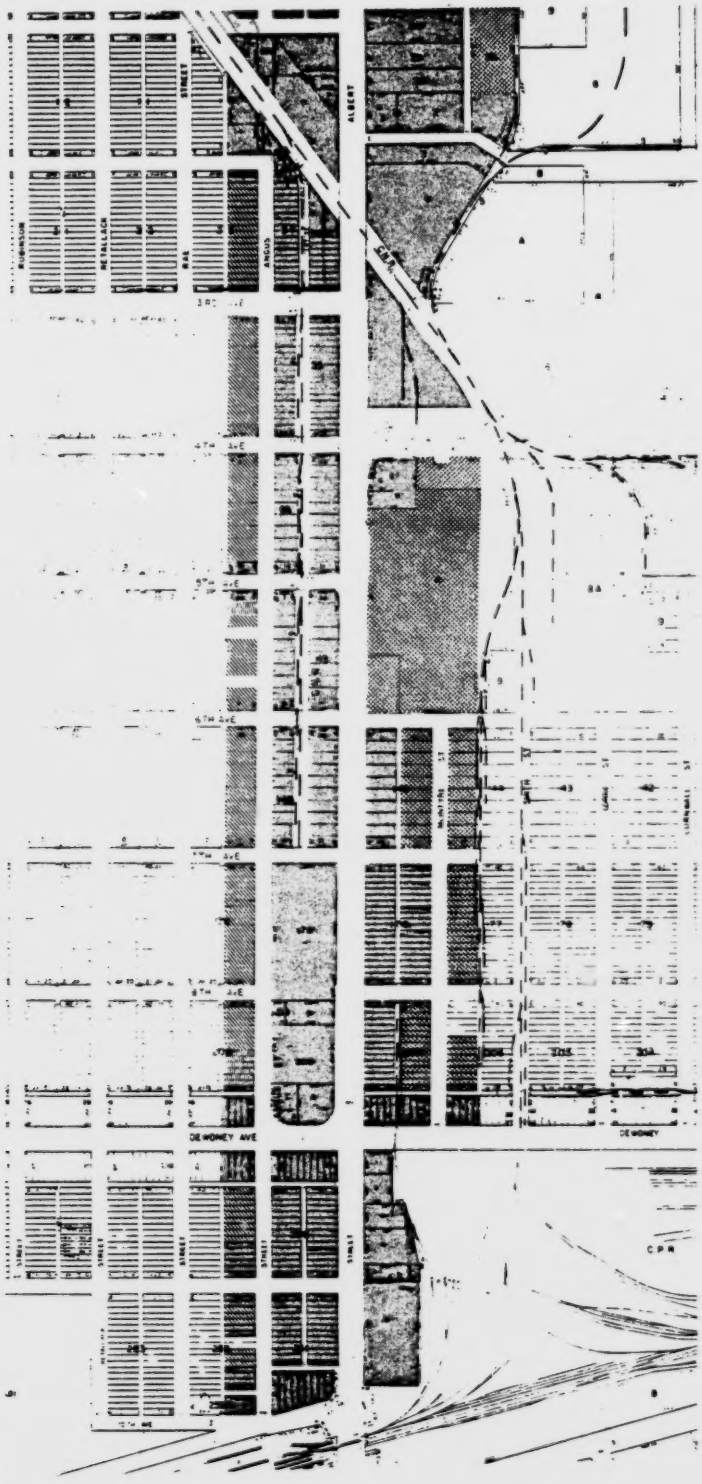
STUDY AREA 1 - Land Use

LEGEND

RESIDENTIAL LOW DENSITY
RESIDENTIAL HIGH DENSITY
COMMERCIAL
INDUSTRIAL
INSTITUTIONAL
VACANT
PARK

P

Map 3



STUDY AREA 1 - Land Use

LEGEND

RESIDENTIAL LOW DENSITY
RESIDENTIAL HIGH DENSITY
COMMERCIAL
INDUSTRIAL
INSTITUTIONAL
VACANT
PARK P

Map 4

CHART 1 - cont'd.

ZONE	INTENT OF ZONE	LAND USES
HC - Highway Commercial	To provide sufficient land adjacent to major routes entering the city of uses serving the travelling public or for uses requiring accessibility and substantial parking.	Commercial uses for the traveller.
R1 - Residential Suburban Detached	The most restrictive residential zone permitting only detached dwelling units as residential uses.	Low density residential.
R6 - Residential Suburan Multiple Housing Zone	To regulate the locations and standards for apartment buildings, townhouse and fourplex dwellings.	High density residential.
1A - Light - Industrial	To provide for a wide range of industrial and manufacturing uses, excluding those of a noxious nature, with some associated commercial and service establishments.	Light industrial.

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CHART 1 - cont'd.

ZONE	INTENT OF ZONE	LAND USES
IB - Medium Industrial	To provide for a range of non-obnoxious industrial uses that permit a reasonable level of outdoor storage.	Medium industrial.

1.2 HOUSING CONDITION

One of the requirements of this study as outlined in the terms of reference was the determination of the age and condition of housing in the study area.

A first step towards accomplishment of this goal was the identification of property adjacent to MAC or HC areas which was either already zoned to accommodate higher density residential development or was zoned for non-residential purposes. Thus, for example, if property was zoned R4A - Residential Older Neighbourhood, which allows apartments as a discretionary use, or HC - Highway Commercial, which does not allow apartments, it was not examined further in terms of building conditions.

Property adjacent to major arterial commercial zoning, if presently low density residential, was identified for further study. A windshield survey was completed for all blocks within the study area which met this criteria.

Houses were classified according to their condition. The attached maps five and six identify the housing quality in the study area on a block by block basis.

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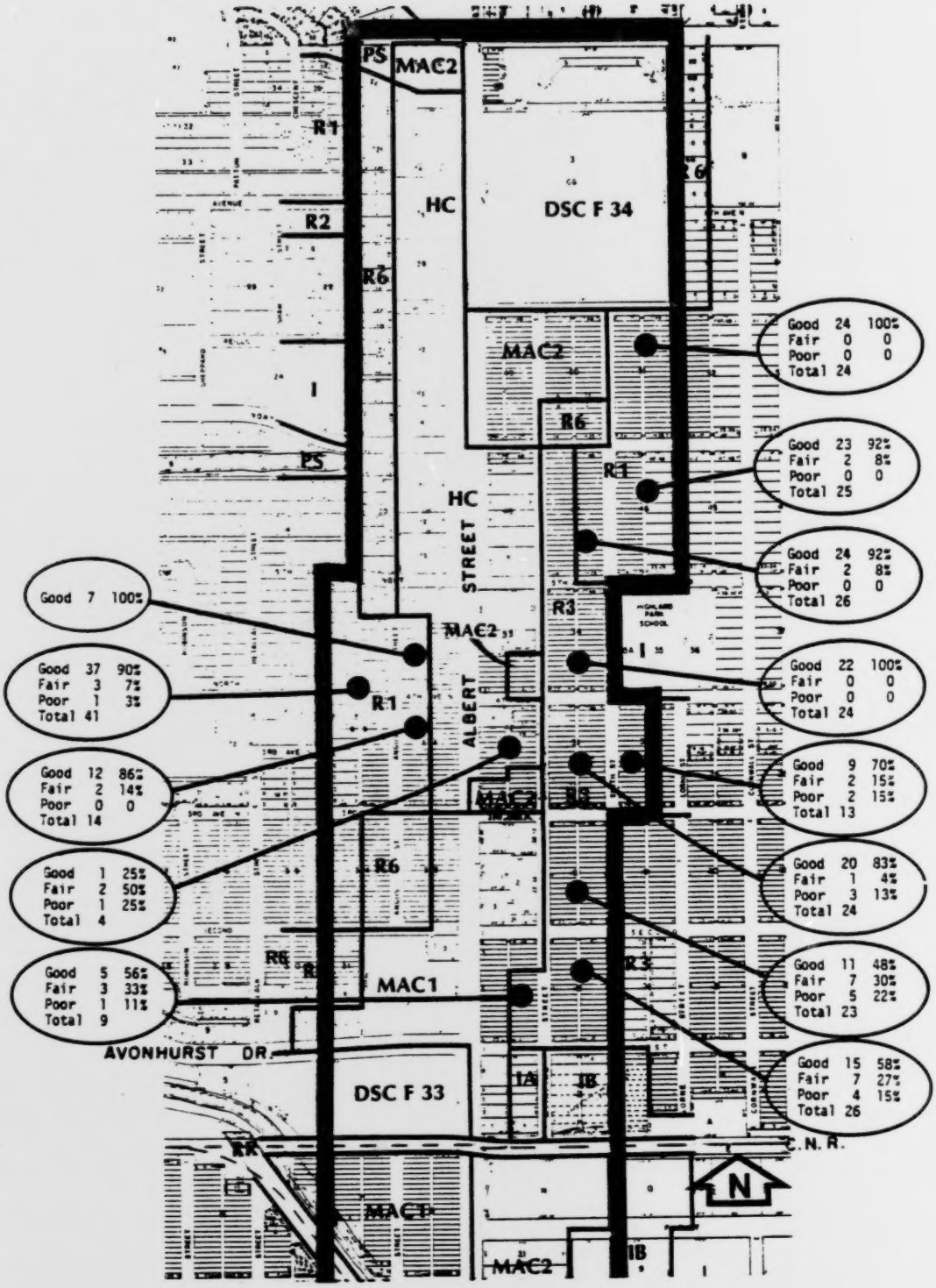
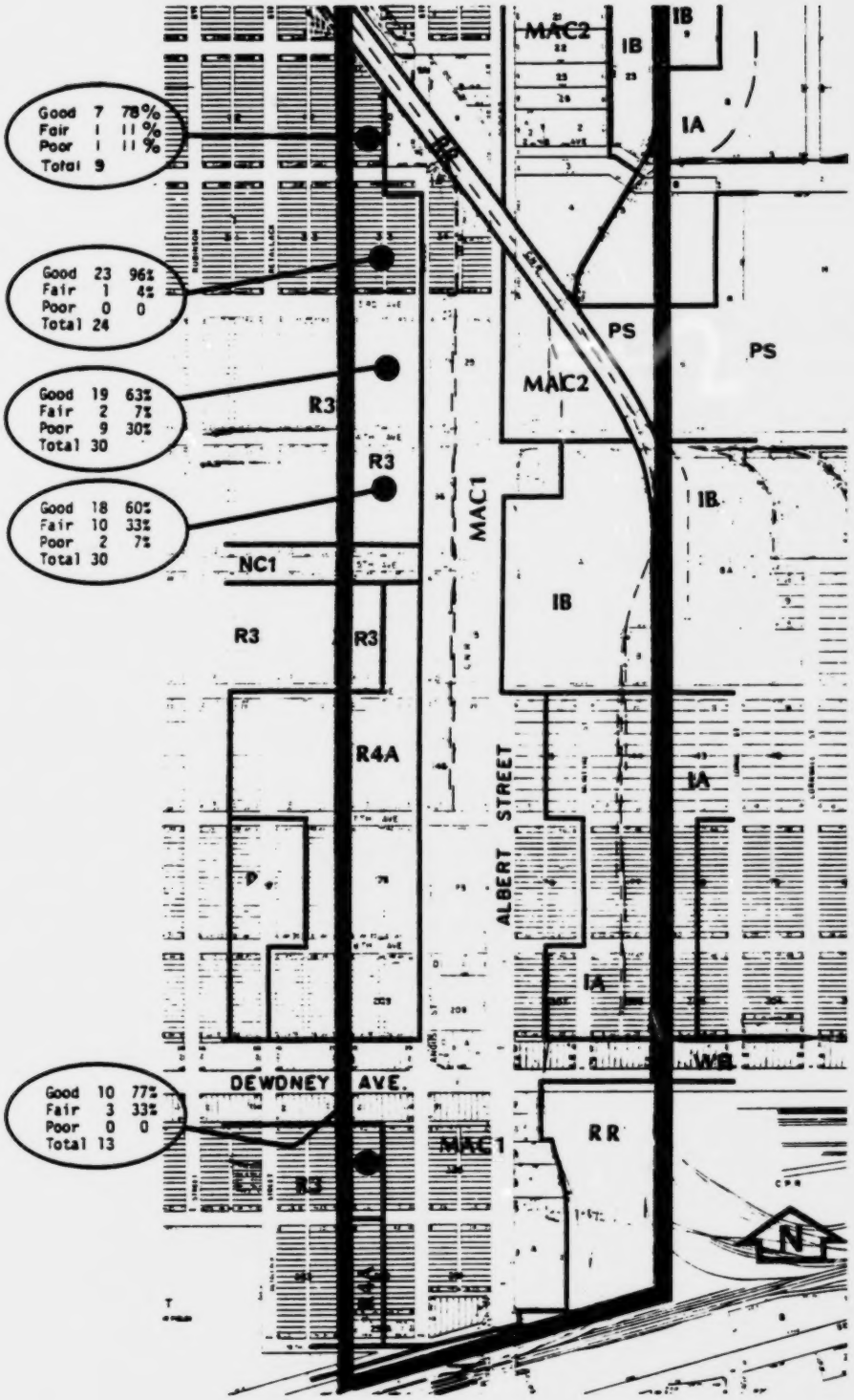


STUDY AREA 1 - Housing Condition

LEGEND·

Condition	Total No. of Dwelling Units	% of Total Dwelling Units
Eg: Good	12	90%

Map 5



STUDY AREA 1 - Housing Condition

LEGEND·

Condition	Total No. of Dwelling Units	% of Total Dwelling Units
Eg: Good	12	90%

Map 6

Residential Rehabilitation Assistance Program (R.R.A.P.) inspectors examined the exterior of the "poor" and "possible demolish" units in order to confirm this categorization.

Study Area One contained twenty-six such poor or possible demolish units. The conclusion of the R.R.A.P. inspectors was that rehabilition of many of these dwellings would be too costly to be economically feasible. Others could be rehabilitated at a cost of approximately $7500 to $8500.

1.3 AGE OF HOUSING

As well as housing condition, the age of buildings was also examined. This was used in the assessment of the neighbourhood's viability. The ages of the houses surveyed were compiled from City Assessment information. See Chart Two for a summary of the age of housing by block.

CHART 2

AGE OF HOUSING STUDY AREA 1

BLOCK NUMBER E. of Albert St.)	Decade houses were built						
	1910's	1920's	1930's (Percent*)	1940's	1950's	1960's	1970's
16	-	-	12.5%	50.0%	37.5%	-	-
18	-	-	-	34.8	52.2	8.6	4.3
30	-	-	-	8.3	91.7	-	-
31	-	-	-	-	52.4	19.0	28.6
32	-	-	-	25.0	50.0	-	25.0
34	-	5.0	-	-	60.0	20.0	15.0
46	-	-	-	4.3	-	95.6	-
47	3.8	7.7	-	-	61.5	23.0	3.8
51	-	-	-	4.2	16.6	79.2	-

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CHART 2 - cont'd.

BLOCK NUMBER (W. of Albert St.)	Decade houses were built						
	1910's	1920's	1930's (Percent*)	1940's	1950's	1960's	1970's
23	34.8	4.3	-	26.1	21.7	4.3	8.7
87	57.6	-	3.8	23.1	7.7	3.8	3.8
237	8.3	50.0	16.7	25.0	-	-	-
26	35.7	7.1	3.6	21.4	3.6	7.1	21.4
10	11.1	-	-	-	55.6	22.2	11.1
63	-	-	-	-	97.6	2.4	-
64	-	-	-	6.7	46.7	26.7	20.0
65	-	-	-	-	100.0	-	-

*Note: Age Data unavailable for a few dwellings consequently percentages may not total 100%.

It is evident from the data that the neighbourhoods east of Albert Street were developed much more recently than the neighbourhoods west of Albert.

1.4 EXISTING INFRASTRUCTURE

An important aspect of this study was a determination of quality and capacity in the existing underground services.

There was a concern if all of Blocks 15, 18, 31, and 32 Highland Park were completely developed with low rise apartments. All other Blocks under consideration in this study area have sufficient capacity to accommodate higher density.

1.5 EXISTING POLICIES

An important aspect of the Major Arterial Commercial - Residential Interface Study is the co-ordination of this study with previous work done by the City Planning Department and Resident Community Groups.

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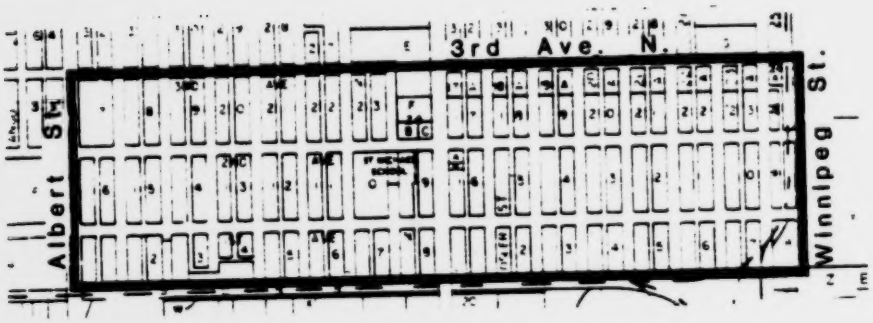
Policy statements were recorded from previous planning documents pertaining to Study Area One.

North Highland Existing Policies

The North Highland Area, former Neighbourhood Improvement Program area, extends from Albert Street to Winnipeg Street and from the C.N.R. tracks (Qu'Appelle Subdivision Line) to Third Avenue North, thus overlapping a portion of Study Area One. See Map below.



According to Regina RSVP Inner City Development Plan, the following is a summary of the policy objectives for this North Highland Area:

1. To maintain residential stability of the neighbourhood.
2. To protect neighbourhood from further commercial encroachment along Albert Street.
3. To prevent further encroachment of industrial uses into the neighbourhood.

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The policy objectives that led to these policy recommendations:

1. That the single family and two family nature of the Study Area One should be predominantly maintained.

2. That the existing commercial uses along the major arterials - Albert Street between the CNR tracks and Third Avenue North be recognized. There shall be no further commercial rezonings in the neighbourhood.

3. That the existing industrial uses from the CNR tracks north of First Avenue North between the lane east of Albert Street to the land east of Cornwall Street be recognized with an improved enforcement of maintenance standards. There shall be no further industrial rezonings in the neighbourhood.

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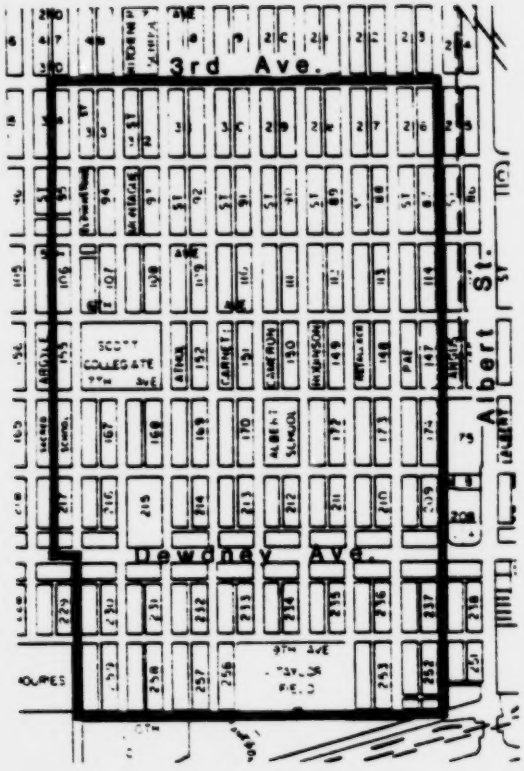
Albert-Scott Existing Policies

This district is bounded by Albert Street, Elphinstone Street, Third Avenue and 10th Avenue. See Map.



The following policy objectives for Albert- Scott were contained in Regina RSVP Inner City Development Plan:

1. To maintain the residential stability of the neighbourhood.

2. To prevent further enroachment of commercial uses along Albert Street and Dewdney Avenue into the neighbourhood.

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1.6 REZONING APPLICATIONS

During the course of this study, two applications for rezoning were received by the Planning Department. One application involved a Zoning Amendment to accommodate commercial uses and the other application proposed an apartment development. Since both applications fell within Study Area One it was decided to present them for consideration together with this document.

A. Rezoning Request (81-Z-10)
Lots 29-35, Block 32
Plan Z140, Highland Park
218 to 240 McIntyre Street

The subject properties are located on the west side of McIntyre Street between Third Avenue North and Fourth Avenue North. The applicant Mr. Barrie Bratt has requested that the subject property be rezoned from HC-Highway Commercial to MAC 2-Major Arterial Commercial. (See Map on next page).

The block which contains the site in question is zoned Highway Commercial with the exception of the southern one third which is MAC 2 - Major Arterial Commercial. It should be noted that MAC zoning extends through to McIntyre Street at this point and also north of Fourth Avenue North.

The subject properties contain three detached dwelling units and a small vacant office building. Other land uses on the same block include: door store, auto dealership, service station, and tire store. A variety of residential land uses including four-plexes, apartments and single family dwellings occupy the facing property across McIntyre Street. The four-plexes and apartments are legally nonconforming under the existing R3-Residential Older Neighbourhood Zoning.

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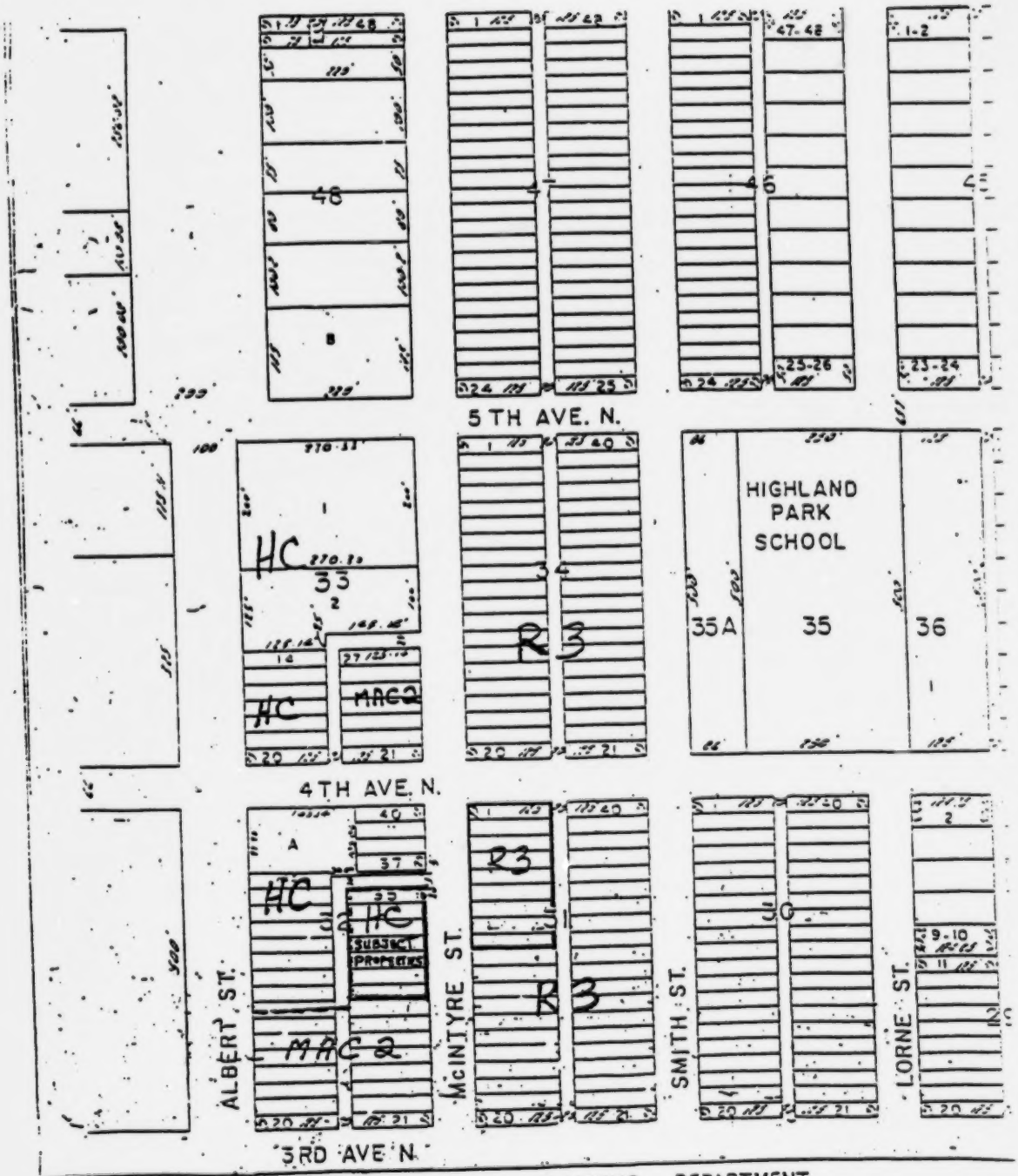

CITY OF REGINA PLANNING DEPARTMENT

DATE September 22, 1981

Map 5 Re: Rezoning Request (81-Z-10)
Lots 29-35, Block 32
Plan Z140, Highland Park
218 to 240 McIntyre Street

From a Planning viewpoint, it should be noted that the subject site is immediately adjacent to other MAC Zoning. Secondly, the existing dwellings are predominately in "Fair" or "Poor" condition and are not owner occupied. Thirdly, while MAC Zoning permits a greater number of possible land uses, they are similar to uses already permitted under existing zoning. Lastly, the stated purpose of the MAC Zone which is "...to regulate commercial development along and in close proximity to certain arterial streets..." is more applicable in this instance than the purpose of the HC Zone which is largely to serve the needs of the travelling public.

In view of the foregoing, the Planning Department recommends that Lots 1-9, Block 31, Highland Park be rezoned from R3-Residential Older Neighbourhood to R4A-Residential Older Neighbourhood to reflect the existing land uses and that the request to rezone Lots 29-35, Block 32, Highland Park from HC-Highway Commercial to MAC 2 - Major Arterial Commercial be APPROVED.

B. Rezoning Request (81-Z-18)
Lots 21-23, Block 23
Plan H4670 Washington Park
878 Angus Street

The subject property is located on the northwest corner of Angus Street and Third Avenue. The applicant Kenneth Noble, Solicitor, on behalf of K Ventures Ltd. has requested that the subject property be rezoned from R3-Residential Older Neighbourhood to R4A-Residential Older Neighbourhood in order to accommodate a low rise apartment building. Apartment dwelling units-low rise are a discretionary use in the R4A Zone. (See Map on next page).

The block which contains the subject lots is zoned R3-Residential Older Neighbourhood with the exception of two lots at the north end of the block on Angus Street

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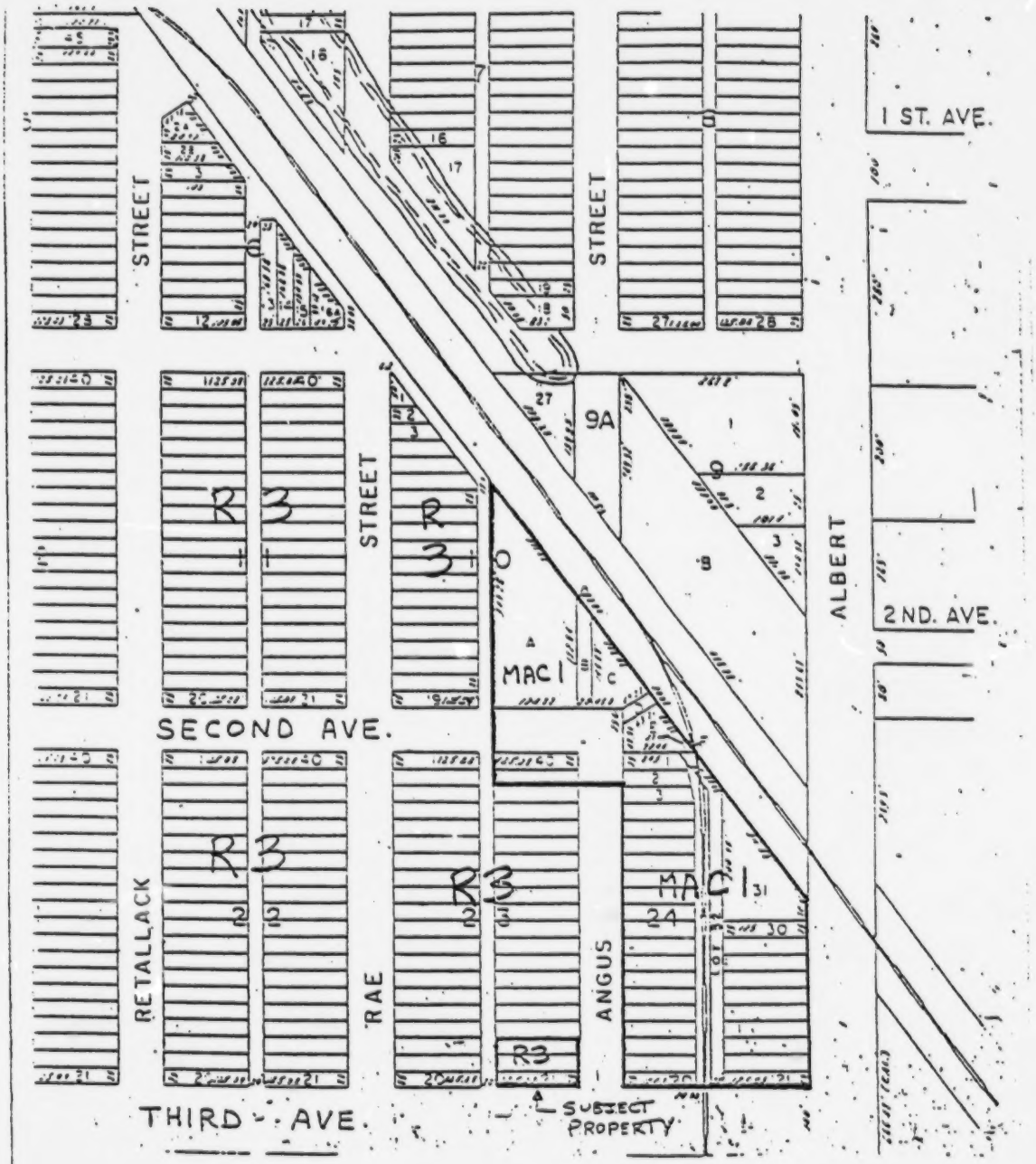

CITY OF REGINA PLANNING DEPARTMENT

DATE September 22, 1981 | Map 6 Re: Rezoning Request (81-Z-18)
Lots 21-23, Block 23
Plan H4670 Washington Park
878 Angus Street

which are zoned MAC 1-Major Arterial Commercial. Property north, west and south of the site in question is also zoned R3-Residential Older Neighbourhood. Across Angus Street, property is zoned MAC 1 - Major Arterial Commercial.

The site presently contains a two storey detached dwelling unit. The most northerly lot of the subject property is vacant. The houses on the remainder of the block are of good quality except for one home which was adjudged as fair quality. The homes were of relatively new construction with several built during the late 1950's or more recently. From a Planning viewpoint, the proposal represents a spot rezoning which would result in an encroachment of apartments into a single family neighbourhood.

In view of the foregoing, the Planning Department recommends that the request to rezone Lots 21-23, Block 23, Washington Park from R3-Residential Older Neighbourhood to R4A-Residential Older Neighbourhood be DENIED.

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1.7 CONCLUSIONS

1. A significant portion of the neighbourhoods behind Albert Street are developed for multi-family residential or non-residential use. There is not likely to be much pressure on the City of Regina to rezone these properties. Any rezoning applications which do arise should be examined on their merits in conjunction with the age, character and quality of the neighbourhood.

2. The low density residential neighbourhoods adjacent to Albert Street are largely well kept and appear to have a good future in their present use. The housing in Study Area One was predominately built since 1940. The exceptions are blocks 87 and 237 on the west side of Albert Street which were built largely before 1940. Scattered throughout Study Area One are a number of dwellings in poor condition, some of which are beyond economic repair.

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1.8 RECOMMENDATIONS

1. The proposed rezoning of Lots 29-35, Block 32, Highland Park be APPROVED, and that the City initiate rezoning of Lots 1-9, Block 31 Highland Park to reflect existing land uses.
2. The proposed rezoning of Lots 21-23, Block 23 Washington Park be DENIED.
3. No large scale rezoning of blocks within these neighbourhoods to accommodate commercial or higher density residential uses be permitted.
4. Renovation should be accomplished through the R.R.A.P. program where possible. The owners of deteriorated housing units should be encouraged to apply for the Residential Rehabilitation Assistance Program and other such programs where possible. Community associations and the R.R.A.P. inspectors should be actively promoting their programs to these homeowners.
5. Some residential replacement is necessary to maintain the standard of housing quality. Saskatchewan Housing Corporation and the North Central Community Society should be advised of the location of "poor" and "possible demolish" housing, and encouraged to consider the sites for sensitive low density infill housing.
6. The Public Health Department be advised of any deteriorated buildings which may require demolition.

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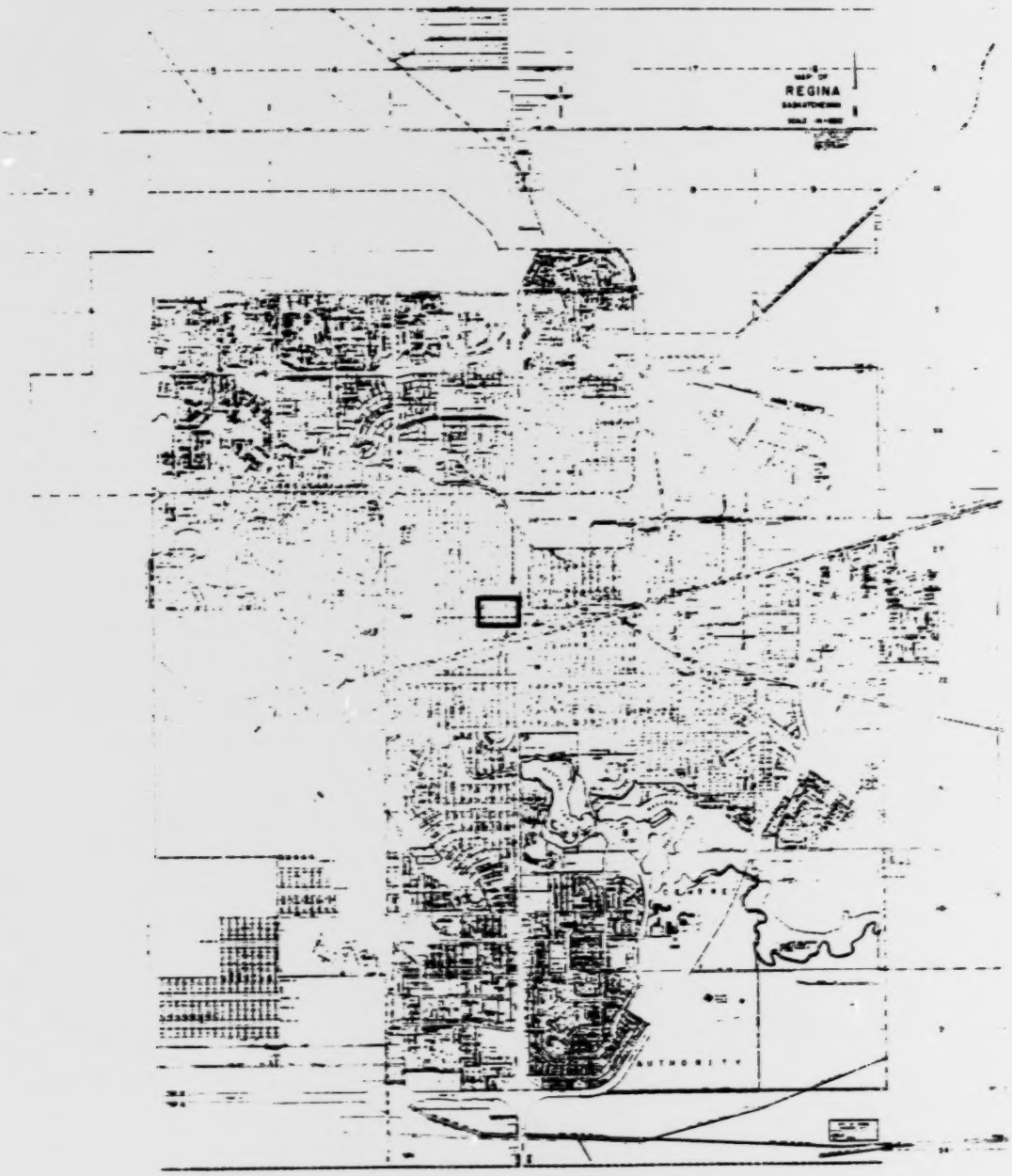

STUDY AREA 2

2.0 STUDY AREA TWO

The second study area is centered on Dewdney Avenue from Albert Street to Garnet Street. The study involved the inspection of properties between Eighth Avenue and Ninth Avenue.

2.1 ZONING AND LAND USES

All of the property fronting Dewdney Avenue from Albert Street to Garnet Street is zoned MAC 1 - Major Arterial Commercial Zone 1. This zone permits a large number of possible commercial land uses such as banks, animal hospitals, hotels, garages, and service stations. In addition, twenty-two different commercial uses may be allowed at City Council's discretion.

The adjacent area behind the commercial properties is zoned R3- Residential Older Neighbourhood Zone. This zone contains predominately single family dwellings.

Aside from some additional MAC 1 Zoning, and a small parcel of I - Institutional Zoning, the rest of the neighbourhood is R4 and R4A - Residential Older Neighbourhood Zoning. Both of these zones are designed to stabilize older residential areas, however, the R4A Zone includes apartments as discretionary uses. Refer to Map 7 for a detailed zoning description. Map 8 outlines land uses.

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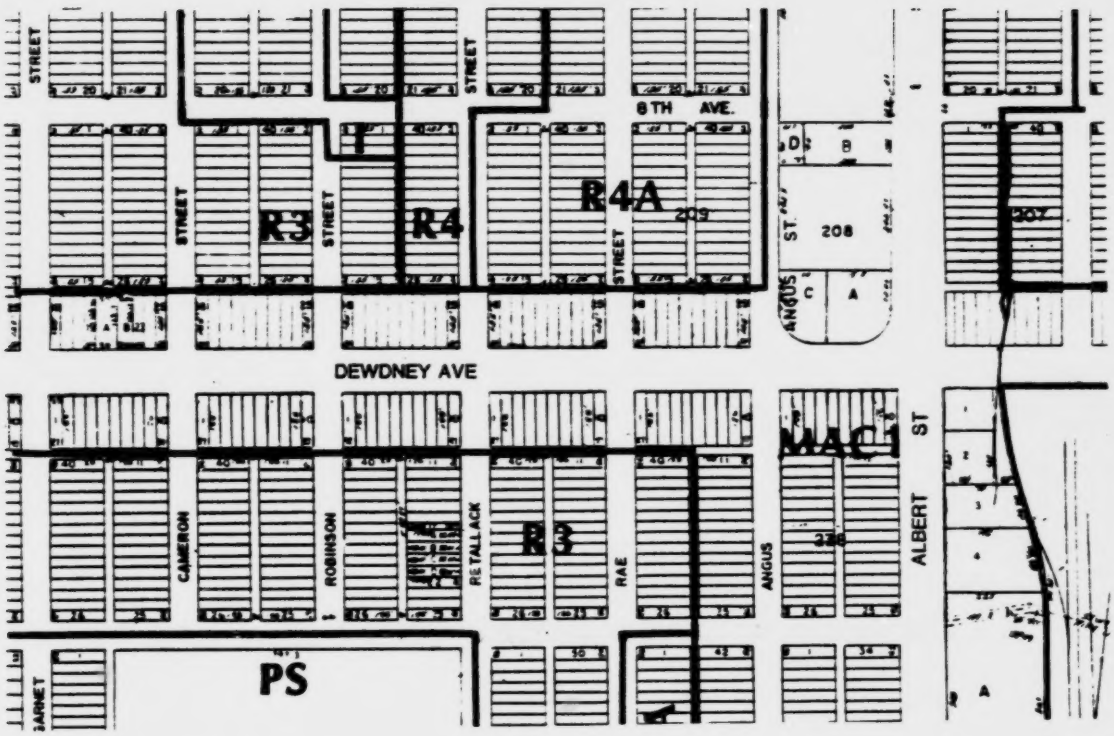


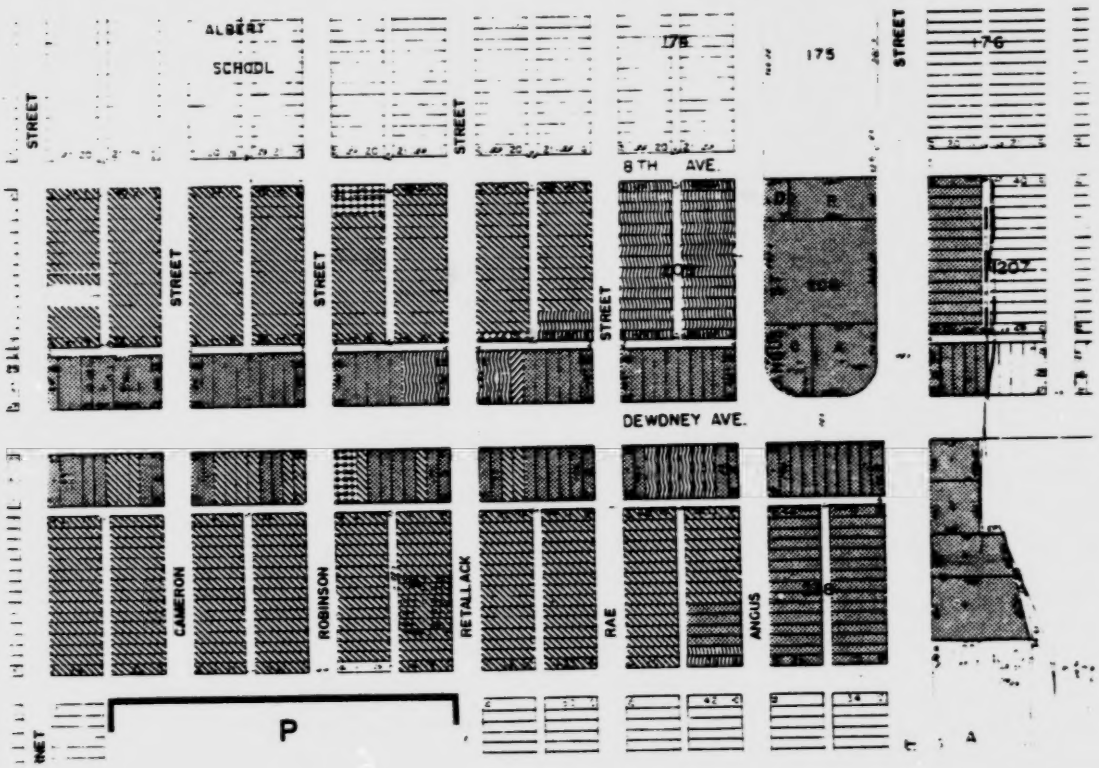
STUDY AREA 2 - Zoning

LEGEND

Boundaries: 1. Study Area

2. Zoning

Map 7



STUDY AREA 2 - Land Use

LEGEND

- RESIDENTIAL LOW DENSITY
- RESIDENTIAL HIGH DENSITY
- COMMERCIAL
- INDUSTRIAL
- INSTITUTIONAL
- VACANT
- PARK — P

Map 8

The following Chart 3 summarizes the zones and land uses in Study Area Two.

Please see Appendix 1 for further details regarding landuses.

CHART 3

ZONE	INTENT OF ZONE	LAND USES
MAC - Major Arterial Commercial	To regulate commercial development along and in close proximity to certain arterial streets	Commercial
R3 - Residential Older Neighbourhood Zone	To stabilize older low density residential areas and encourage limited low density residential redevelopment	Low density residential uses.
I - Institutional	To provide sites providing an institutional or community service	Institutional.
R4 - Residential Older Neighbourhood Zone	To stabilize, older, low density residential areas while recognizing the demand for conversions to rental housing	Low density residential uses.
R4A - Residential Older Neighbourhood Zone	To stabilize older, low density inner city neighbourhoods recognizing some townhouses and apartments may be appropriate	Permitted low density residential uses and discretionary uses of a higher density residential nature.

2.2 HOUSING CONDITION

The attached Map 9 identifies housing quality on a block by block basis. The criteria used to classify the houses into condition categories is explained in the introduction to this report.

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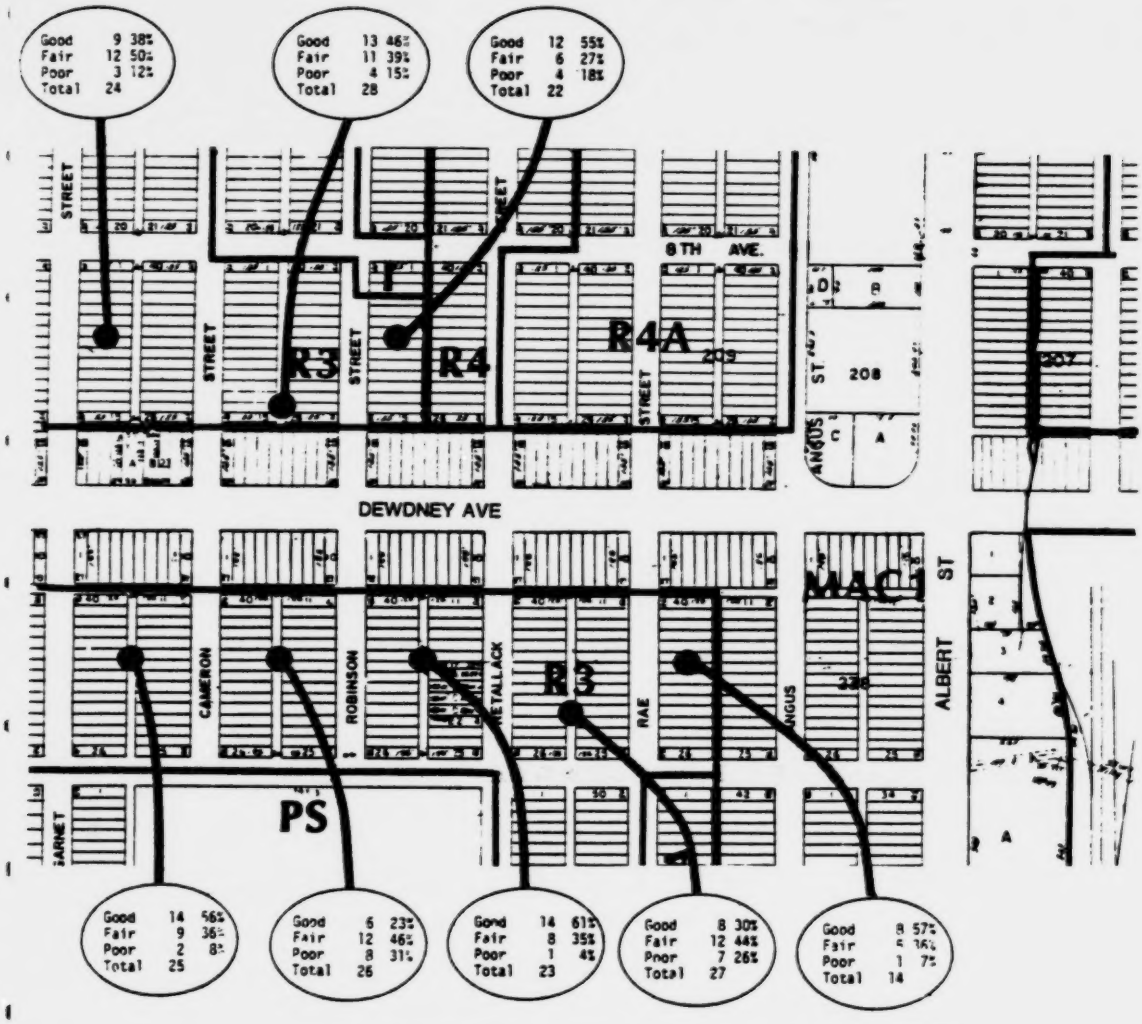

STUDY AREA 2- Housing Conditions

LEGEND

Condition	Total No of Dwelling Units	% of Total Dwelling Units
Eg: Good	12	90%

Map 9

The housing condition as determined by Windshield Survey is as follows:

Good	Fair	Poor (including possible demolitions)
86	75	30

R.R.A.P. inspectors examined the exterior of the "poor" and "possible demolish" units.

2.3 AGE OF HOUSING

The houses which were examined are predominately older structures. Of the one hundred and ninety-one dwellings for which construction dates were available, one hundred and sixty-one were built prior to 1929. The remaining thirty-one were primarily built during the 1940's and 1970's, more recently, as a result of a trend toward redevelopment of existing neighbourhoods. See Chart Four for a summary of the age of housing by block. This data was obtained from City Assessors.

CHART 4

AGE OF HOUSING STUDY AREA 2

Decade Houses Were Built

BLOCK NUMBER (N. of Dewdney Ave.)	1910's	1920's	1930's (percent)	1940's	1950's	1960's	1970's
211	25.0%	58.3%	-	8.3%	-	-	8.3%
212	57.7%	30.7%	-	-	3.8%	3.8%	3.8%
213	56.0%	36.0%	-	4.0%	-	4.0%	-
BLOCK NUMBER (S. of Dewdney Ave.)							
233	48.0%	32.0%	-	16.0%	-	-	4.0%
234	38.5%	50.0%	3.8%	3.8%	-	-	3.8%
235	28.0%	40.0%	-	12.0%	4.0%	-	16.0%
236	40.7%	59.3%	-	-	-	-	-
237	7.1%	50.0%	14.3%	21.4%	7.1%	-	-

...20/

2.4 EXISTING SERVICING CAPACITY

The Public Works and Engineering Department has indicated that Study Area Two has limited remaining capacities and does not recommend increasing densities in this area.

2.5 EXISTING POLICIES

According to Regina R.S.V.P. Inner City Development Plan a policy objective for this area is to maintain the residential stability of the neighbourhood. North of Dewdney Avenue, it was recommended that several blocks be maintained and developed for a variety of low and medium density residential uses. This appears to have already been accommodated through the R4A-Residential Older Neighbourhood Zoning of a portion of the area.

Study Area Two lies within the boundaries of the Alber Scott Neighbourhood Improvement Program area. Under this program, one policy recommendation is that the R.R.A.P. Program, and other housing rehabilitation programs presently available through the Federal and Provincial Governments, should be utilized to improve the quality of housing in the area.

...21/

2.6 CONCLUSIONS

1. This study area is fundamentally a sound single family residential neighbourhood and should remain so.

2. While no change has taken place, the existing zoning provides the possibility for limited redevelopment of residential uses to a higher density residential use as constrained by the requirements of the R4A zoning.

3. Small pockets of poor and possible demolish category housing is scattered throughout the study area. The upgrading of housing conditions should remain a priority of the City of Regina.

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2.7 RECOMMENDATIONS

1. No rezonings to accommodate more intensive land uses are advisable for this area. Any future specific rezoning requests which stem from landowner or community group initiatives should be examined on their individual merits.

2. Renovation should be accomplished through the R.R.A.P. Program where possible. The owners of deteriorated housing units should be encouraged to apply for the Residential Rehabilitation Assistance Program and other such programs where possible. Community associations and the R.R.A.P. Inspectors should be actively promoting their programs to these homeowners.

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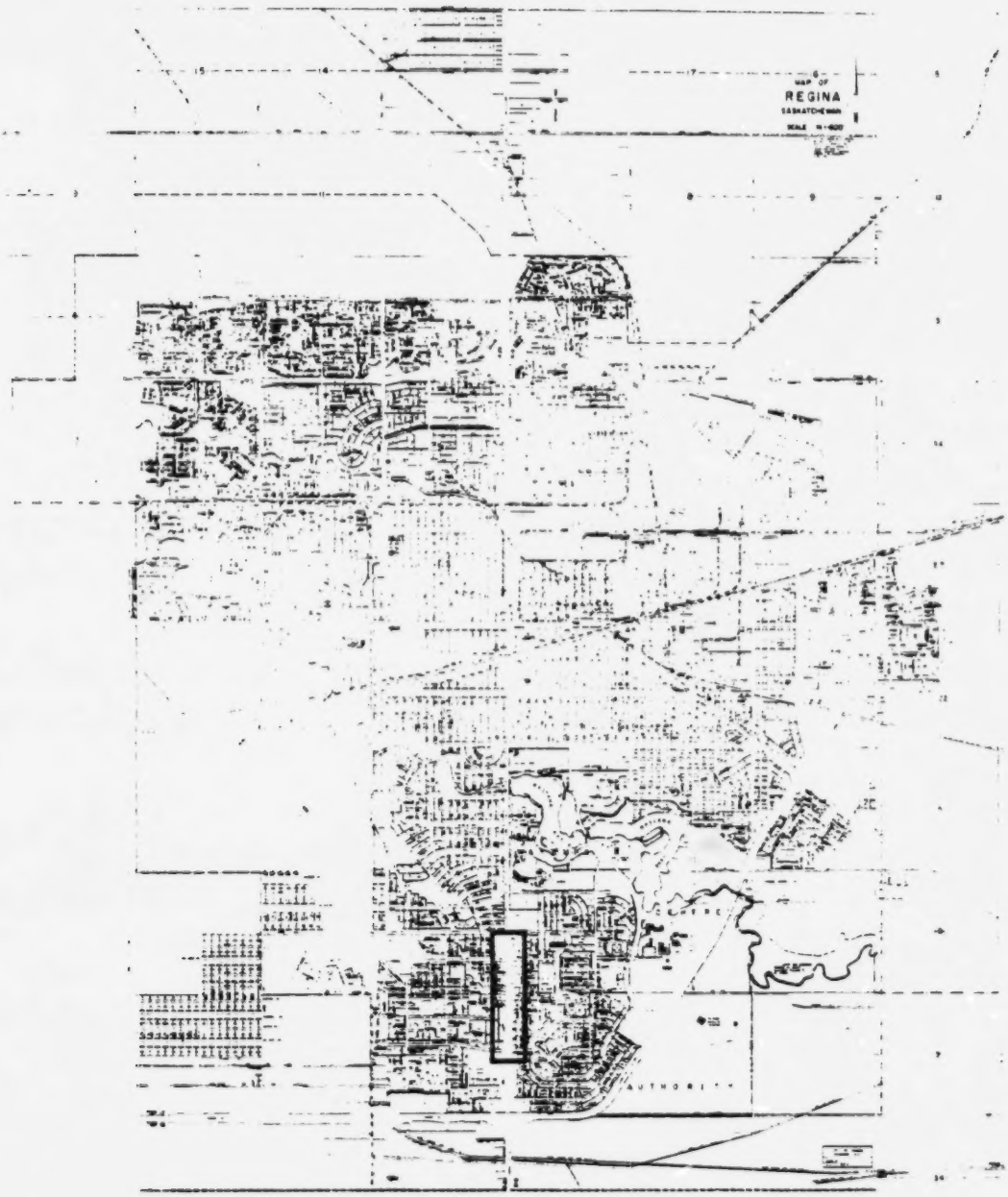

STUDY AREA 3

STUDY AREA THREE

Study Area Three focuses on Albert Street, bordered by 25th Avenue on the North, Gordon Road on the South, Proctor Place, Spence Street, Mayfair Crescent and Richardson Crescent on the East and Rae Street on the West. See Maps 10 and 11.

3.1 ZONING AND LAND USE

All of the property fronting Albert Street between 25th Avenue and Gordon Road, with the exception of the Golden Mile Shopping Center, is zoned MAC2 - Major Arterial Commercial Zone 2. The Golden Mile Plaza is zoned D.S.C. - Designed Shopping Center.

Some of the present land uses along the East side of Albert Street within the Study Area include: fast food outlets, service stations, retail outlets, restaurants, physician services and auto supply businesses. The present uses on the West side are basically the same as those located on the East except that there is a larger amount of retail parking space.

Most of the residential property, situated behind the commercial uses on Albert Street, is presently zoned to accommodate apartments. All of the properties abutting the West side of Albert Street and approximately the North half of the East side of Albert Street are zoned R6 - Residential Suburban Multiple Housing Zone. The South one-half of the East side is zoned R1 - Residential Suburban Detached, with the exception of several lots at the South end of Spence Street which are R2 - Residential Suburban Semi-detached.

At the present time all property zoned R6 contains apartments, all property zoned R2 contains semi-detached dwellings, and all property zoned R1 contains detached dwelling units.

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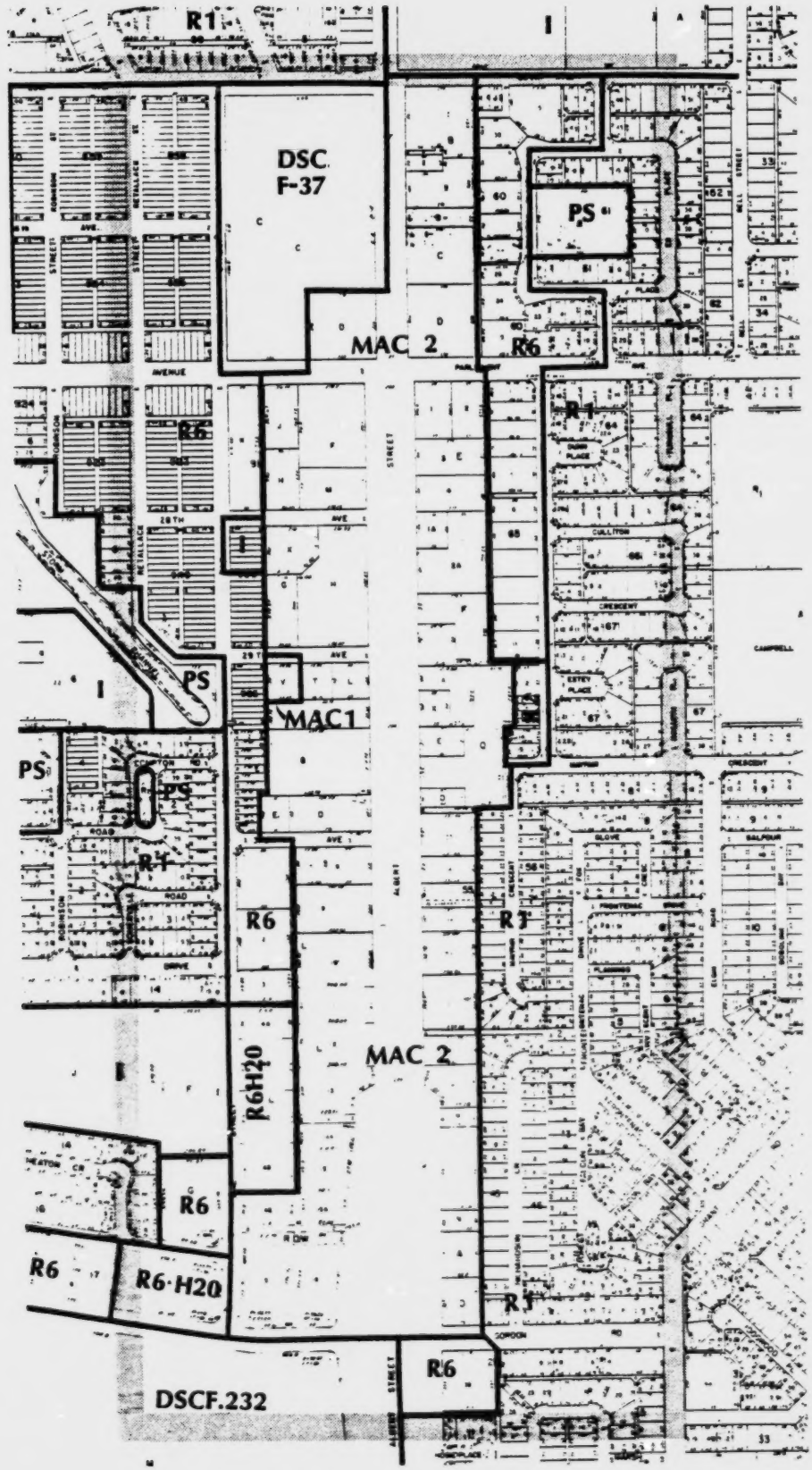


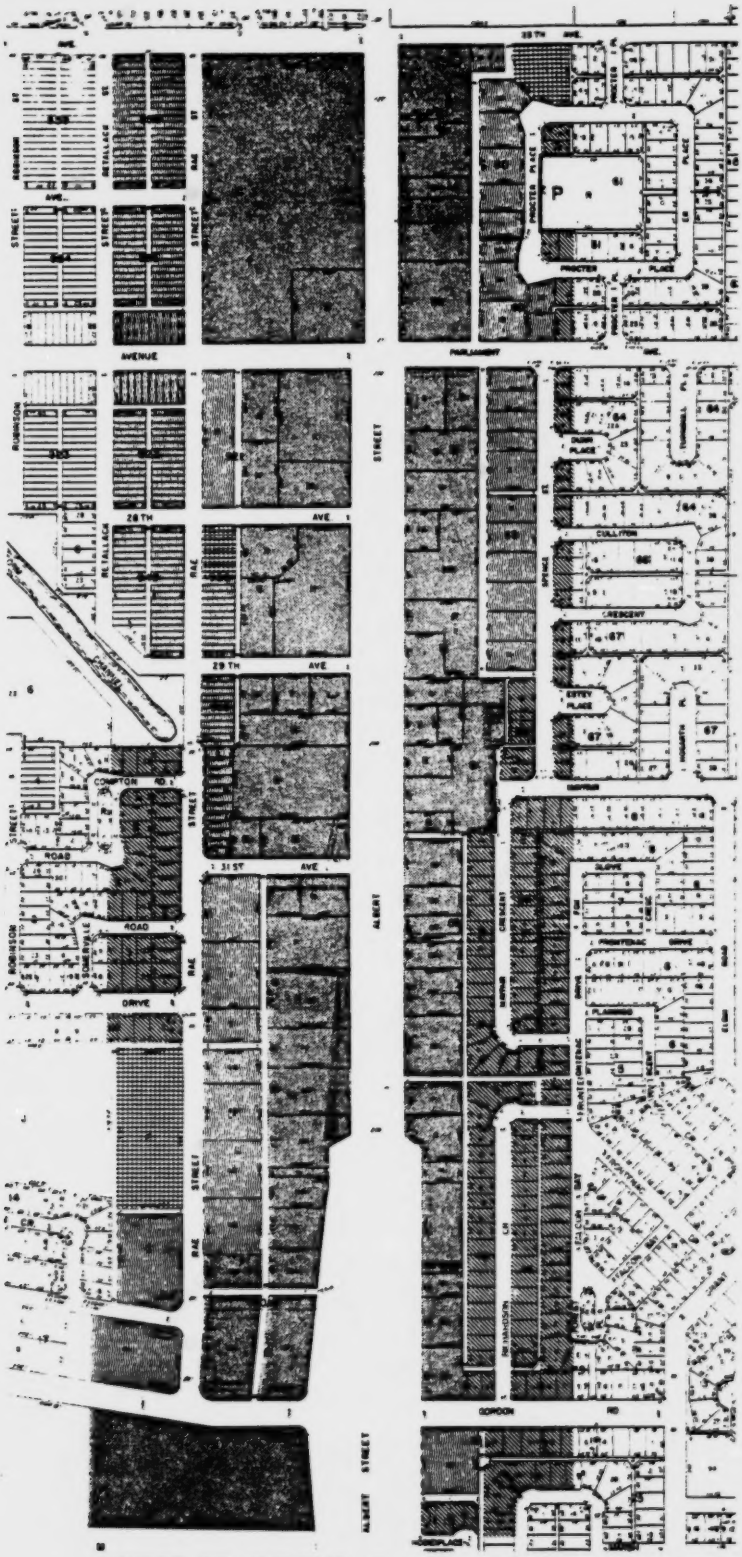
STUDY AREA 3 - Zoning

Map 10

LEGEND

Boundaries: 1. Study Area

2. Zoning



STUDY AREA 3 - Land Use

LEGEND

RESIDENTIAL LOW DENSITY
RESIDENTIAL HIGH DENSITY
COMMERCIAL
INDUSTRIAL
INSTITUTIONAL
VACANT
PARK P

Map 11

See Chart Five for a brief summary and explanation of the zoning found within Study Area Three. Appendix 1 contains further information regarding land uses in each zone.

CHART 5

ZONE	INTENT OF ZONE	LANDUSES
M.A.C. 2 - Major Arterial Commercial 2	To regulate commercial development along and in close proximity to certain arterial streets.	Commercial.
D.S.C. - Designed Shopping Center	To regulate commercial areas consisting of a group of commercial establishments managed as a unit with adjacent major parking facilities.	Commercial uses in a shopping center layout.
R6 - Residential Suburban Multiple Housing Zone	To regulate the locations and standards for apartment buildings, townhouse and fourplex dwellings.	High density residential.
R1 - Residential Suburban Detached	The most restrictive residential zone permitting only detached dwelling units as residential uses.	Low density residential.
R2 - Residential Suburban Semi-detached Zone	Similar to the R1 Zone but also recognizing the need for semi-detached dwellings.	Low density residential. Also permits semi-detached dwellings.

3.2 HOUSING CONDITION

Map 12 indicates the housing quality for each block surveyed. The basis on which houses were categorized into condition categories is explained in the introduction to this report.

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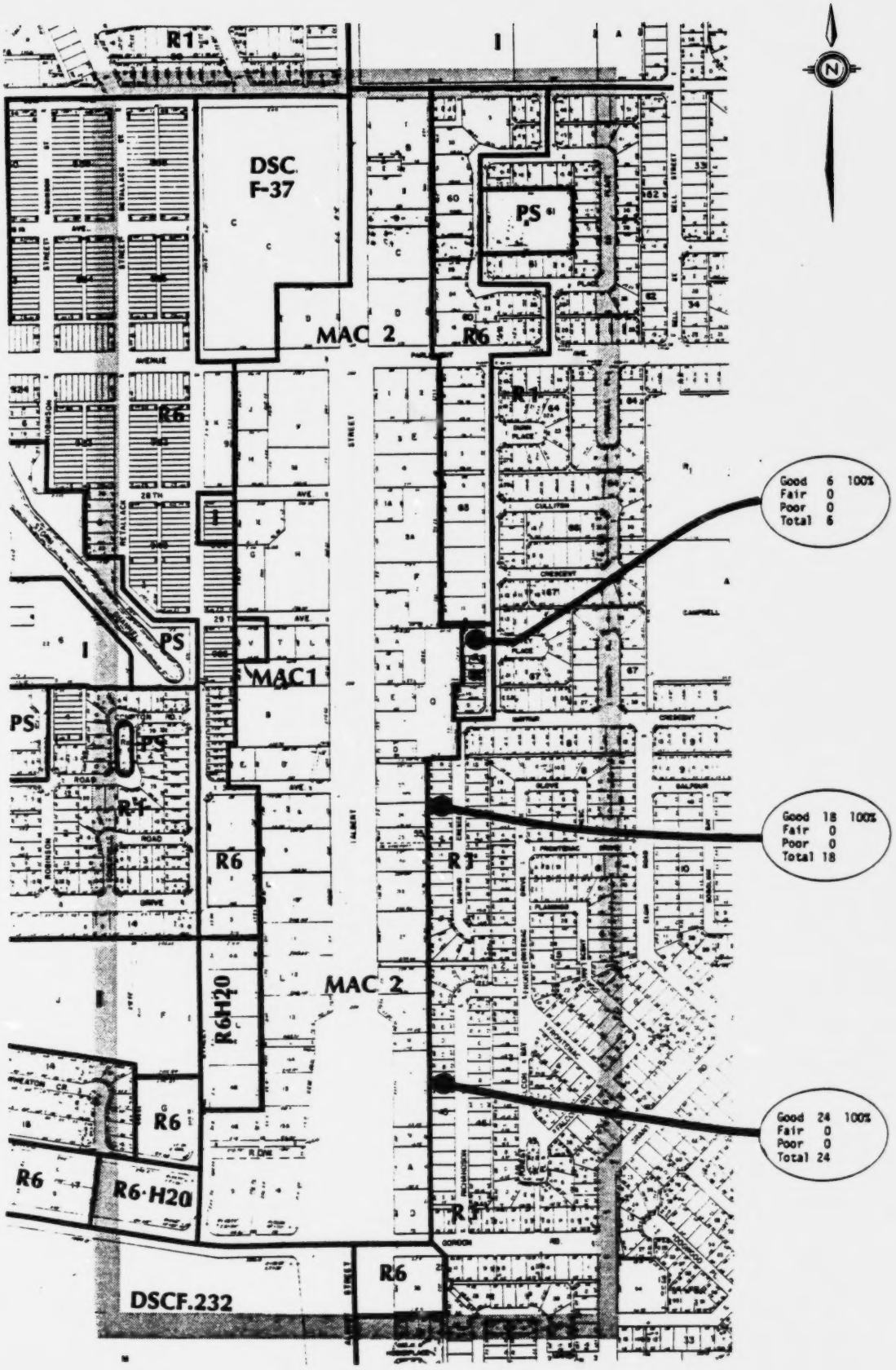

STUDY AREA 3 - Housing Conditions

Map 12

LEGEND

Condition	Total No of Dwelling Units	% of Total Dwelling Units
Eg: Good	12	90%

All of the housing (100%) was categorized as being of "good" quality.

3.3 AGE OF HOUSING

The age of housing, as determined from City Assessment data was examined as an additional indicator of neighbourhood viability. All of the dwellings examined were built after 1960, the majority built in 1961 and 1962. See Chart Six for a summary of the Age of Housing by block.

CHART 6

AGE OF HOUSING STUDY AREA 3

BLOCK NUMBER (E. of Albert St.)	Decade houses were built (percentage)						
	1910's	1920's	1930's	1940's	1950's	1960's	1970's
45	-	-	-	-	-	100.0%	-
55	-	-	-	-	-	100.0%	-
65	-	-	-	-	-	83.3%	6.7%

3.4 EXISTING SERVICING CAPACITY

The Public Works and Engineering Department has responded stating that Study Area Three has sufficient capacity to accommodate redevelopment.

3.5 EXISTING POLICIES

According to Regina RSVP A Planning Strategy for Regina Policy and Implementation, low density unplanned sprawl has created many problems, both physical and financial, which cities must begin to cope with, as they face ever increasing financial pressures.

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In this context, it is interesting to note that the residential areas abutting Albert Street are developed to a much higher density than typical for suburban neighbourhoods. Extensive apartment development characterizes the western portion of the Study Area. The Eastern side behind Albert Street contains semi-detached dwellings as well as detached homes.

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3.6 CONCLUSIONS

1. Much of the property within the Study Area has already been zoned to accommodate apartments. Thus, this property can be excluded from further study.

2. The detached and semi-detached dwellings are relatively new and in good condition.

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3.7 RECOMMENDATIONS

1. The zoning should remain as it is at the present time because of the age and condition of the dwellings now in place.
2. The City of Regina should take appropriate action to encourage the utilization of Federally or Provincially - funded housing rehabilitation assistance programs.

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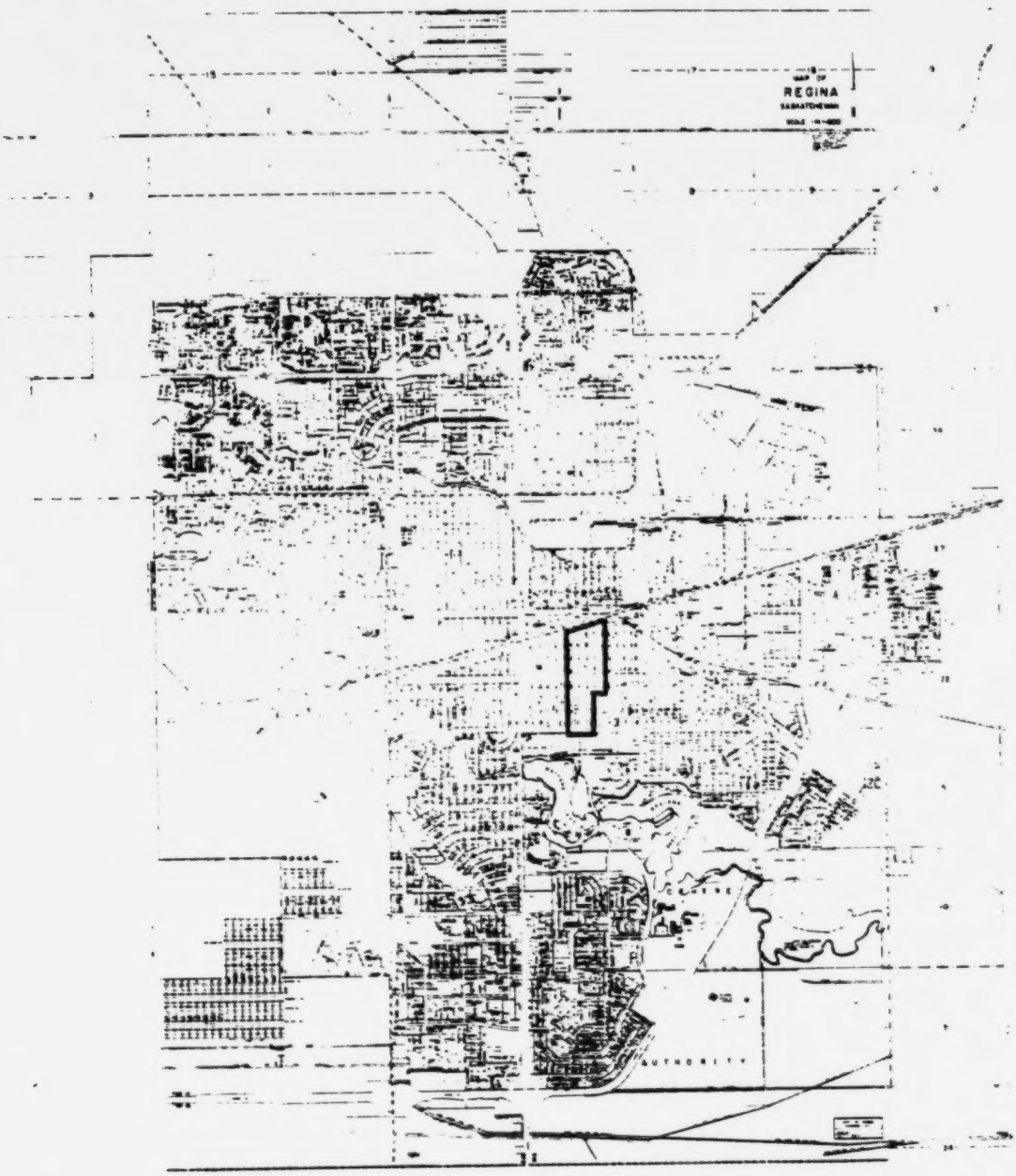


STUDY AREA 4

STUDY AREA FOUR

Study Area Four focuses on Broad Street bordered by the C.P.R. Mainline on the north, College Avenue on the south, Halifax and St. John on the east, and Hamilton and Rose Streets on the west.

4.1 ZONING AND LAND USE

Property fronting Broad Street is predominantly zoned DC2 - Downtown Core Zone 2 which is designed to regulate development adjacent to the highest density area of the downtown. This zone permits apartment dwelling units and a wide variety of commercial uses.

Land along Broad Street, south of Thirteenth Avenue, is largely zoned MAC1 - Major Arterial Commercial, although there is also some R5 - Residential Transitional, TAC - Transitional Area Commercial, R4 - Residential Older Neighbourhood zoning and I - Institutional zoning.

The properties are predominantly built in accordance with the permitted uses for each zone. Property which was already zoned to accommodate a higher density residential or commercial use was only examined briefly to determine land use.

An area of special concern during the study was bounded by Osler Street, Victoria Avenue, St. John Street and Thirteenth Avenue. These two blocks, 361 and 362, may experience development pressure due to their proximity to downtown and to the major arteries of Victoria Avenue and Broad Street.

It was obvious from the site inspection that Block 361, which is the more easterly of the two blocks, is predominantly stable in nature based upon

... 30/

land use and housing quality. The zoning is R4 - Residential Older Neighbourhood and R4A - Residential Older Neighbourhood with the exception of the north east corner of Thirteenth Avenue and Halifax Street which is NC1 - Neighbourhood Commercial, presently occupied by General Recorders, an electronics firm.

Block 362 is situated between Osler Street and Halifax Street. The zoning is MAC - Major Arterial Commercial on Victoria Avenue, I - Institutional (Regina Curling Club), NC1 - Neighbourhood Commercial (C.K.R.M. - Radio) and R4A - Residential Older Neighbourhood (presently single family dwellings).

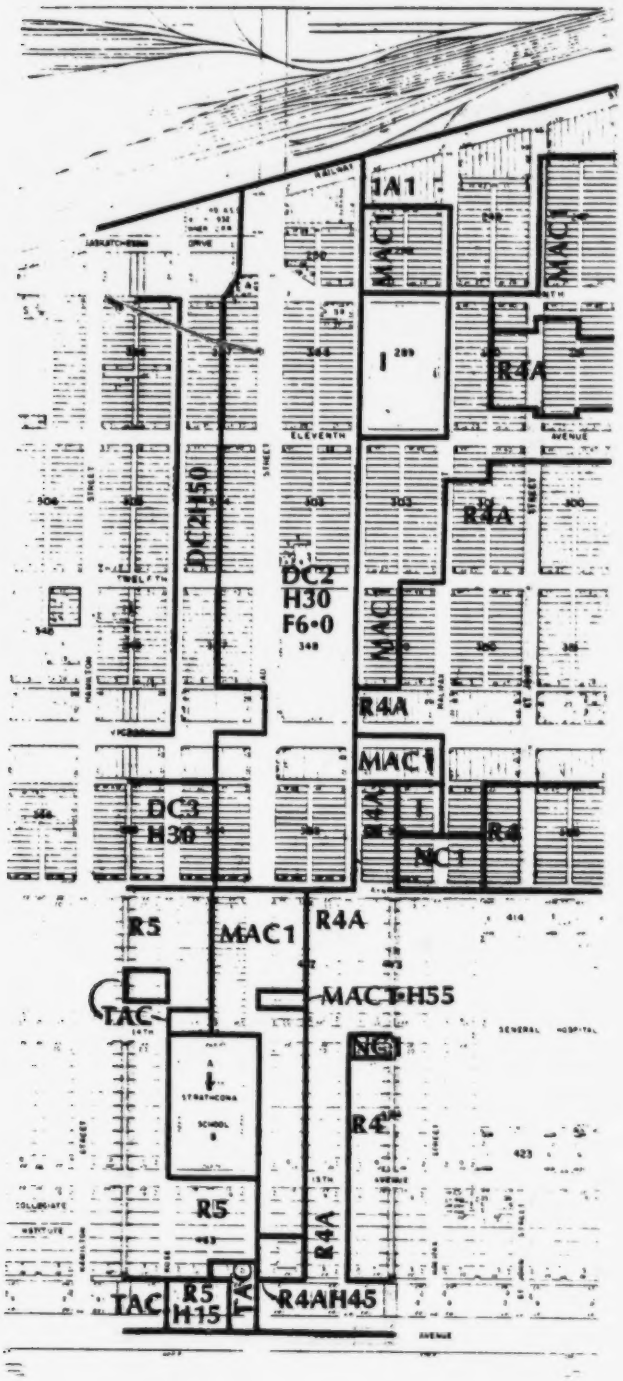
See the attached maps 13 and 14 which summarize the zones and land uses in Study Area Four.

The following Chart Seven provides an overview of all zones contained in Study Area Four. Appendix 1 provides a more detailed description of the land uses for each zone.

CHART 7

ZONE	INTENT OF ZONE	LAND USE
DC2 - Downtown Core Zone 2	To regulate the development adjacent to the highest density area of the downtown.	Commercial
MAC 1 - Major	To regulate commercial development along and in close proximity to certain arterial streets.	Commercial

...31/



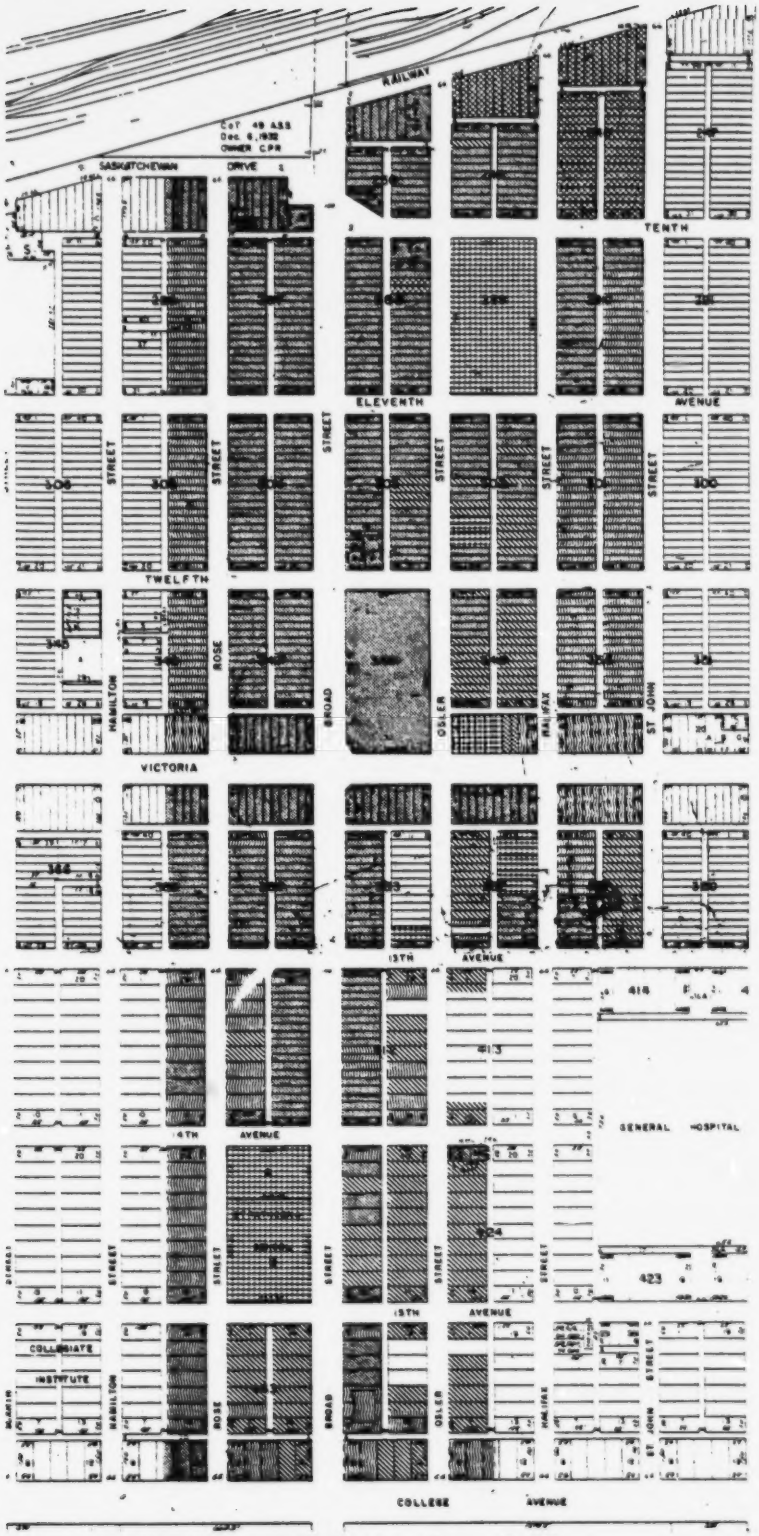
STUDY AREA 4 - Zoning

LEGEND

Boundaries: 1. Study Area

2. Zoning

Map 13



STUDY AREA 4 - Land Use

LEGEND

- RESIDENTIAL LOW DENSITY
- RESIDENTIAL HIGH DENSITY
- COMMERCIAL
- INDUSTRIAL
- INSTITUTIONAL
- VACANT
- PARK P

Map 14

ZONE	INTENT OF ZONE	LAND USE
R5 - Residential Transitional Inner City Zone	To maintain the residential viability of the area between the downtown and College Avenue and to ensure orderly transition to a mixture of residential and commercial uses.	Residential, including apartments and mixed use buildings.
R4A - Residential Older Neighbourhood Zone	To stabilize older, low density inner City neighbourhoods recognizing some townhouses and apartments may be appropriate.	Low and high density residential.
I - Institutional	To supply sites providing an institutional or community service.	Institutional land uses.
R4 - Residential Older Neighbourhood Zone	To stabilize, older low density residential area while recognizing the demand for conversion to rental housing.	Low density residential.
NC1 - Neighbourhood Commercial Zone 1	To provide for shopping facilities for the day to day shopping requirements of residents in a neighbourhood.	Small scale commercial.

4.2 HOUSING CONDITION

Map 15 shows the quality of housing for each block surveyed. The basis on which houses were categorized into condition categories is explained in the introduction to this report. The number of houses in each category is as follows:

GOOD	FAIR	POOR(incl. possible demolish)
33	20	5

The R.R.A.P. inspectors were asked to inspect the exterior of the "poor" units and to verify the categorization.

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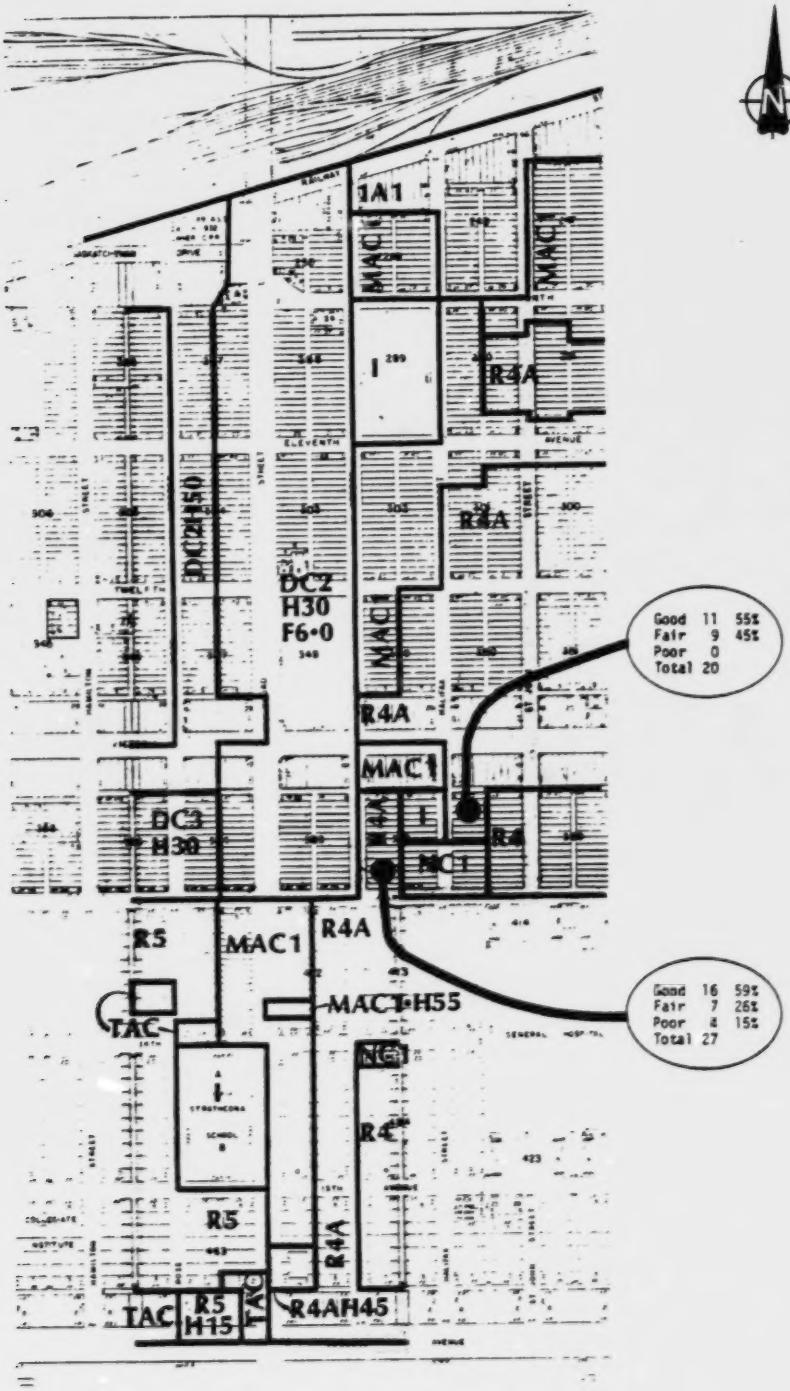

STUDY AREA 4 - Housing Conditions

LEGEND

Condition	Total No of Dwelling Units	% of Total Dwelling Units
Eg: Good	12	50%

Map 15

4.3 AGE OF HOUSING

The houses which were examined in Study Area Four were largely constructed prior to 1930. In addition, 7.6% of the houses in Block 361 were constructed in the 1940's and 1950's. As well, 11.8% of the houses in Block 362 were constructed during the decade of the 1960's. See Chart 8 for a summary of the age of housing by block.

CHART 8

AGE OF HOUSING STUDY AREA 4

BLOCK NUMBER	1910's	1920's	1930's	1940's	1950's	1960's	1970's
Block 361	65.0%	27.0%	-	3.8%	3.8%	-	-
Block 362	64.7%	23.5%	-	-	-	11.8%	-

4.4 EXISTING SERVICING CAPACITY

The Public Works and Engineering Department has advised that present services would not be adequate to serve the east half of Block 361 (2000 Block Halifax Street) in the event that redevelopment occurred in the form of low rise apartments. Servicing is adequate in other areas.

4.5 EXISTING POLICIES

According to The Regina R.S.V.P. Inner City Development Plan, which forms part of the Municipal Development Plan, a policy recommendation, which was adopted, is "that existing commercial areas along the Major Arterials Broad Street and Victoria Avenue be recognized ..."

The following map includes the west half of Block 362 south of the East - West line in this category. This map is taken from the above mentioned document.

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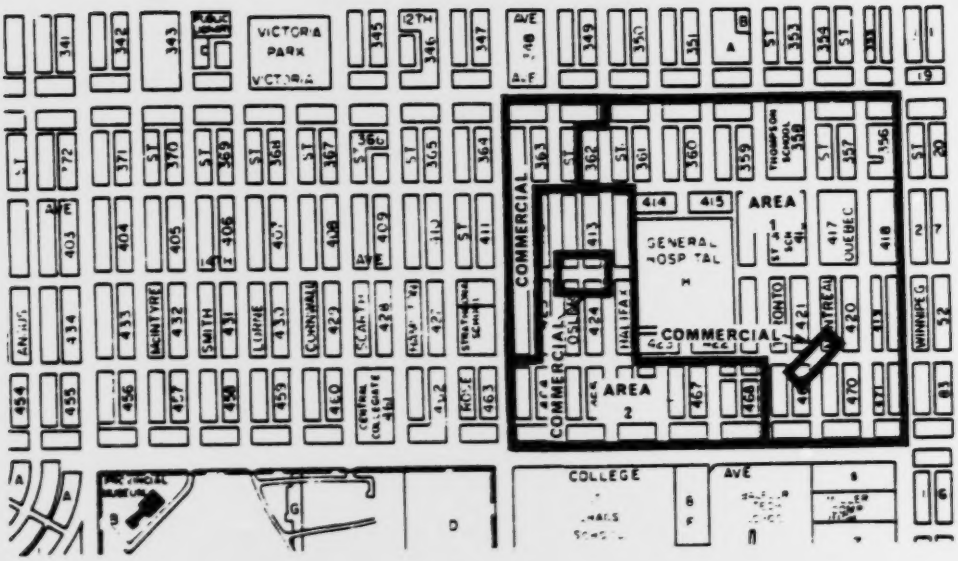

It should be mentioned that the west half of Block 362, south of the East - West lane is presently zoned R4A - Residential Older Neighbourhood.

Two relevant policy objectives from the Regina R.S.V.P. Inner City Development Plan are:

1. To maintain the residential stability of the neighbourhood.
2. To protect the neighbourhood from the commercial encroachment along Broad Street and Victoria Avenue.

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Three relevant policy recommendations from the same document are:

1. That the single family and two family nature of Area 1 (as shown on the preceding map) be predominantly maintained.
2. That Area 2 (as shown on the preceding map) be maintained and redeveloped with a variety of low and medium density residential uses including multi-use developments approved under the regulations of planned unit development.
3. That existing commercial areas along the Major Arterials - Broad Street and Victoria Avenue - be recognized. There shall be no commercial rezoning along Victoria Avenue east of Halifax Street up to and including the west side of Winnipeg Street.

...35/

4.6 CONCLUSIONS

1. This neighbourhood contains a mixture of housing, commercial, and institutional uses. The housing is generally of good quality or capable of being rehabilitated.

2. While the west half of Block 362, south of the East - West lane, is zoned R4A - Residential Older Neighbourhood, it is shown as being part of a commercial area in the Municipal Development Plan.

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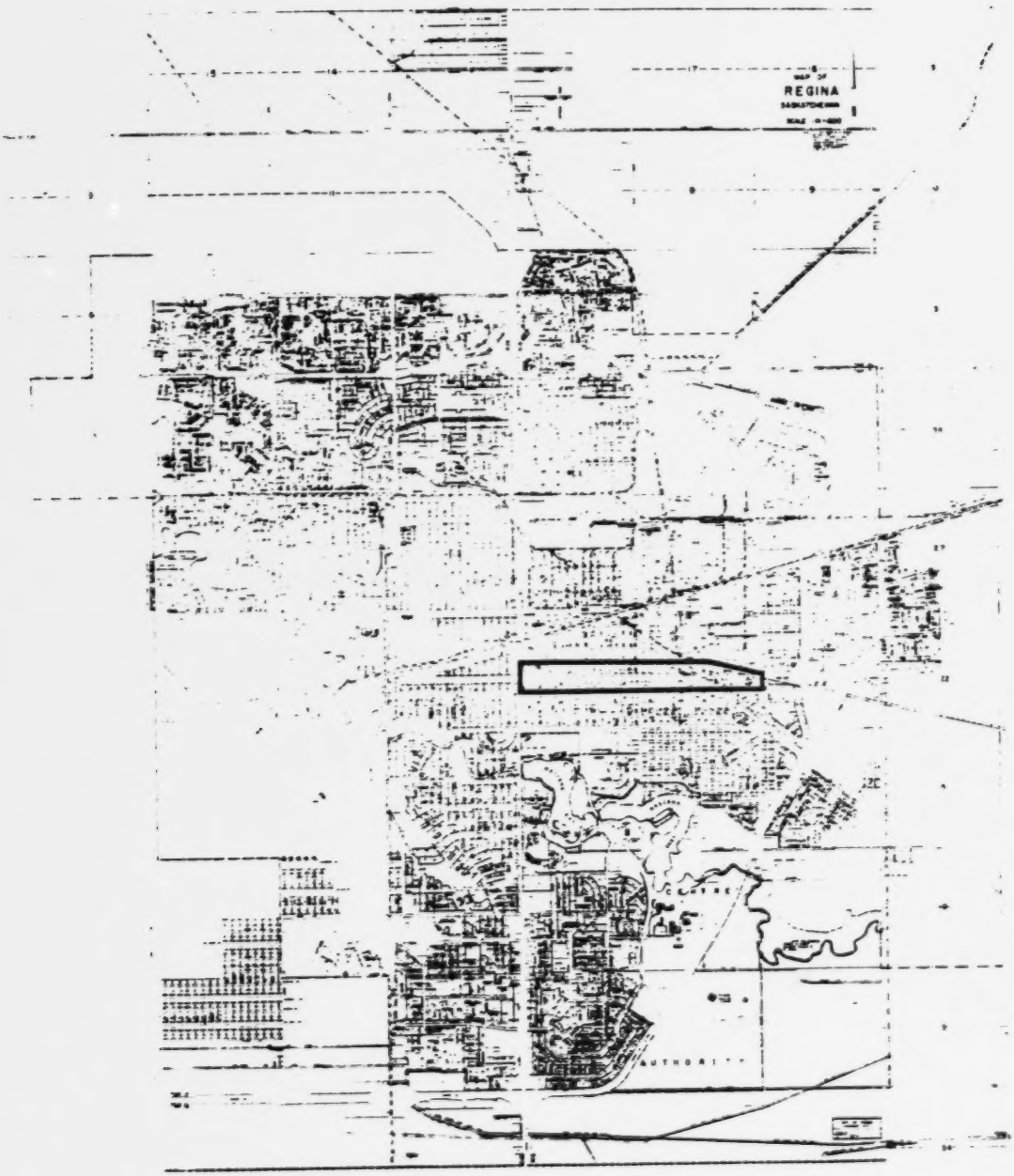
4.7 RECOMMENDATIONS

1. The existing residential land use of the west half of Block 362, south of the east-west lane, should be recognized through the necessary amendment to the Municipal Development Plan, thereby allowing for the continued existence of housing at this location.

2. No rezonings should be permitted which would alter the existing character of the neighbourhood.

3. The City of Regina should take appropriate action to encourage the utilization of Federally or Provincially - funded housing rehabilitation assistance programs.



STUDY AREA 5

5.0 STUDY AREA FIVE

Study Area Five is located along Victoria Avenue. The boundaries are Victoria Avenue, 13th Avenue, Ottawa Street and Park Street.

5.1 ZONING AND LAND USE

All of the property in the western portion of the study area between Ottawa Street and Arcola Avenue is zoned R3 - Residential Older Neighbourhood except the Thomson School site at Toronto Street and Victoria Avenue and the St. George Romanian Church at Edgar Street and Victoria Avenue.

This zone is intended to stabilize older, low density residential areas and to encourage a limited amount of redevelopment of compatible residential uses. R3 zoning allows for low density residential permitted land use and including seven other discretionary uses.

Property between Arcola Avenue and Park Street is zoned R2 - Residential Suburban Semi-detached zone, with the exception of the shopping center on the south-west corner of Victoria Avenue and Park Street, which is MAC 2 - Major Arterial Commercial Zone 2. R2 provides for detached and semi-detached dwellings as permitted uses, and includes seven other discretionary uses.

The commercial zoning on the north side of Victoria Avenue is in all cases backed by R4A - Residential Older Neighbourhood or I.T. - Industrial Tuxedo Park zoned land. The north side of Victoria Avenue was excluded from the study area since these zones already accommodate higher density development.

See the attached Maps 16 and 17 for zoning and land use summaries for this study area.

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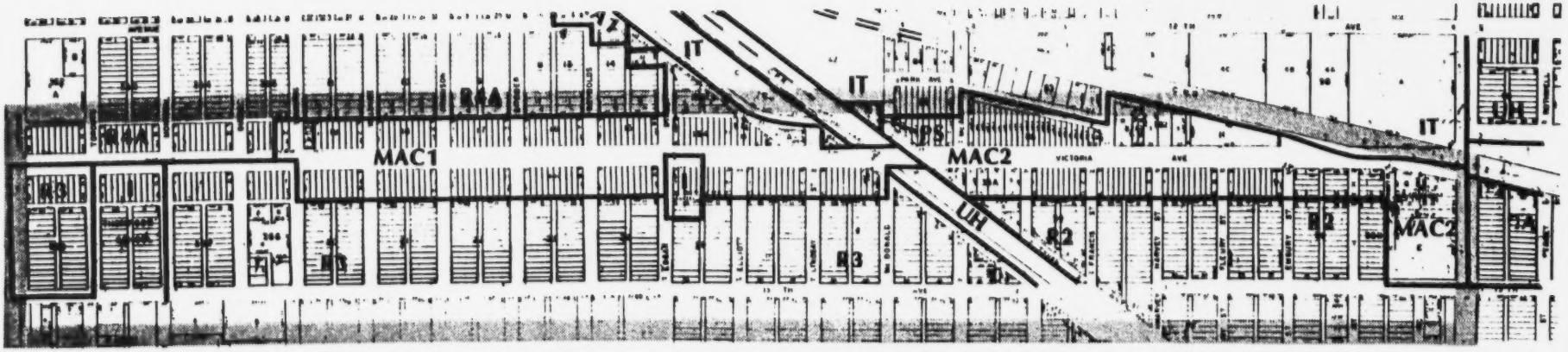


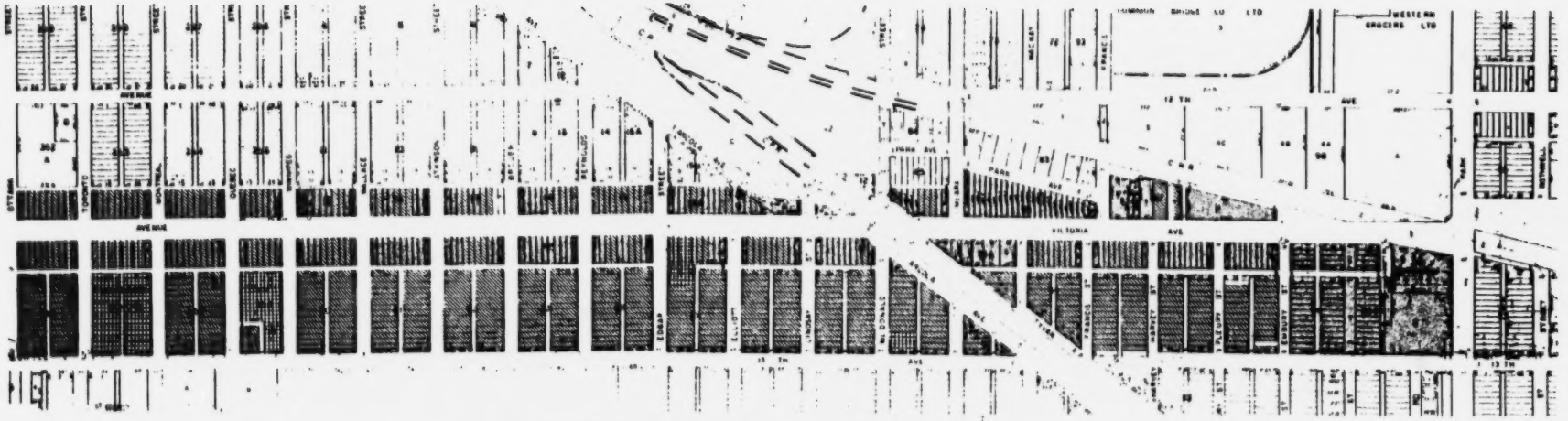
STUDY AREA 5 - Zoning

LEGEND

Boundaries: 1. Study Area

2. Zoning

Map 18



STUDY AREA 5 - Land Use

LEGEND

RESIDENTIAL LOW DENSITY	
RESIDENTIAL HIGH DENSITY	
COMMERCIAL	
INDUSTRIAL	
INSTITUTIONAL	
VACANT	[ ]
PARK	P

Map 17

The following Chart Nine describes the zones and land uses in Study Area Five. Appendix 1 contains a more detailed summary of land uses.

CHART 9

ZONE	INTENT OF ZONE	LAND USES
R3 - Residential Older Neighbourhood	To stabilize older low density residential area and to encourage limited redevelopment of compatible residential uses.	Low density residential uses.
R2 - Residential Suburban Semi-detached	To permit semi-detached dwelling units in a suburban zone.	Detached and semi-detached dwellings are permitted.
I - Institutional	To regulate and provide sites for institutional uses.	Institutional uses.
MAC 2 - Major Arterial Commercial	To regulate Commercial development along and in close proximity to certain arterial streets.	Commercial uses.

5.2 HOUSING CONDITION

The attached Map 18 identifies housing quality on a block by block basis. The basis on which houses were classified into condition categories is explained in the introduction to this report. The neighbourhood is of good quality with 319 "good", 97 "fair", and only 19 "poor" dwellings. R.R.A.P. inspectors examined the exterior of the "poor" and "possible demolish" units.

5.3 AGE OF HOUSING

Chart Ten summarizes the age of housing by block for the entire Study Area Five.

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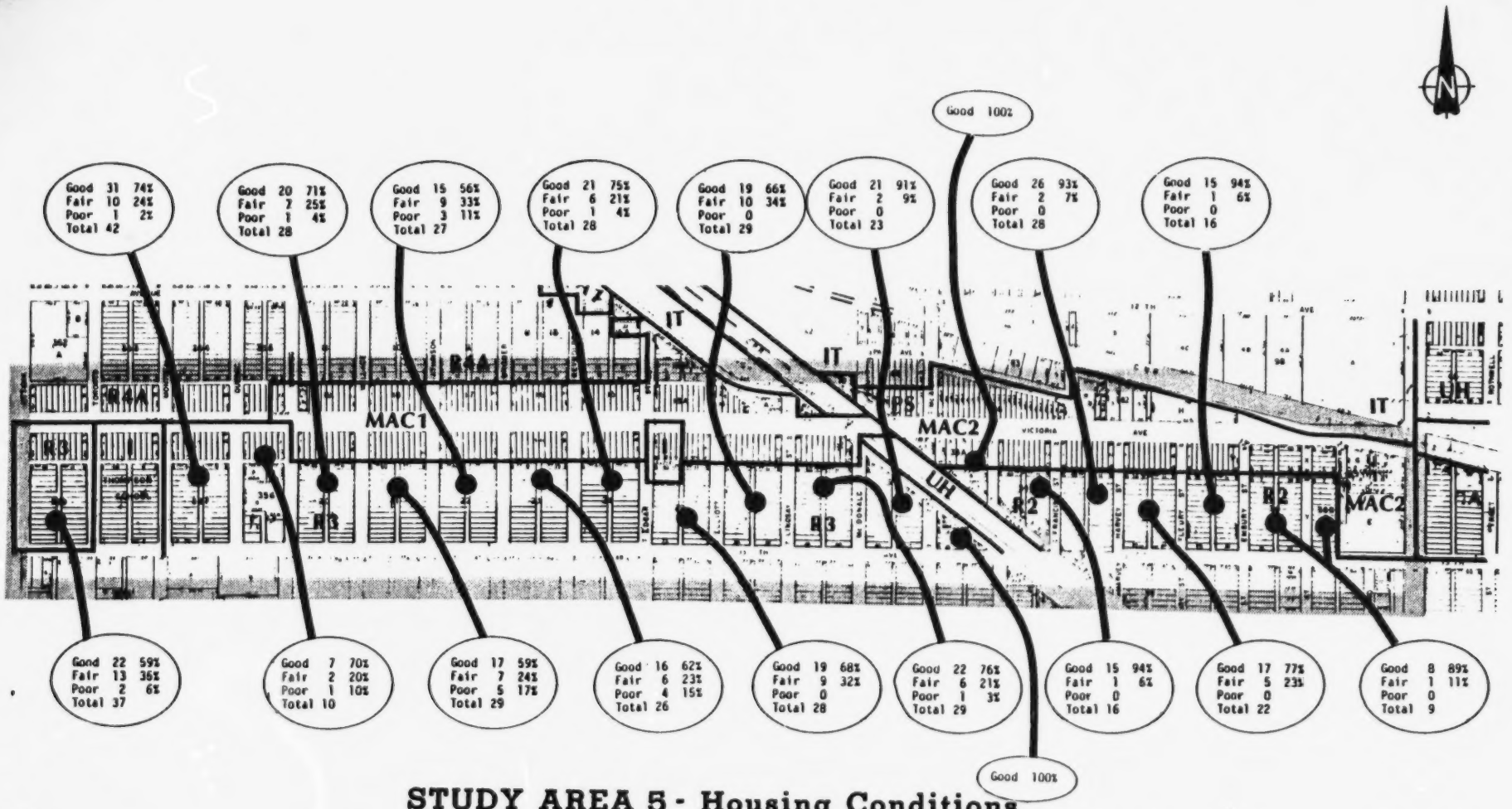

STUDY AREA 5 - Housing Conditions

LEGEND

Condition	Total No of Dwelling Units	% of Total Dwelling Units
Eg Good	12	90%

Map 18

CHART 10

AGE OF HOUSING STUDY AREA 5

Decade Houses Were Built

BLOCK NUMBER	1910's	1920's	1930's	1940's	1950's	1960's	1970's
			(percent)				
359	29.7%	45.9%	8.0%	8.0%	2.7%	5.4%	-
357	-	97.5%	-	-	-	2.5%	-
356	-	33.3%	-	16.6%	50.0%	-	-
20	39.3%	32.2%	-	10.7%	3.6%	7.2%	7.2%
21	3.8%	44.8%	3.4%	3.4%	3.4%	6.8%	-
22	14.8%	5.9%	7.4%	7.4%	11.1%	-	-
23	2.7%	19.2%	3.8%	7.7%	7.7%	3.5%	-
28	7.1%	14.2%	10.7%	39.2%	10.7%	10.7%	7.1%
30	17.2%	27.6%	3.4%	10.3%	13.8%	24.2%	3.7%
31	17.2%	34.5%	3.4%	10.3%	10.3%	24.2%	-
32	4.8%	14.3%	14.3%	4.8%	9.5%	28.6%	28.9%
33	12.5%	25.0%	-	12.5%	12.5%	25.0%	12.5%
34	-	-	-	25.0%	50.0%	18.75%	6.25%
35	-	10.7%	3.6%	28.6%	35.7%	7.1%	14.3%
36	-	-	-	15.0%	40.0%	30.0%	15.0%
37	-	-	-	-	68.8%	12.5%	18.8%
38	-	-	-	-	75.0%	25.0%	-

Note: Due to rounding and unavailable data for some dwellings, totals may not equal 100%.

5.4 EXISTING SERVICING CAPACITY

According to the Public Works and Engineering Department, Study Area Five contains sufficient existing capacity to accommodate redevelopment.

5.5 EXISTING POLICIES

According to Regina RSVP Inner City Development Plan the relevant policy

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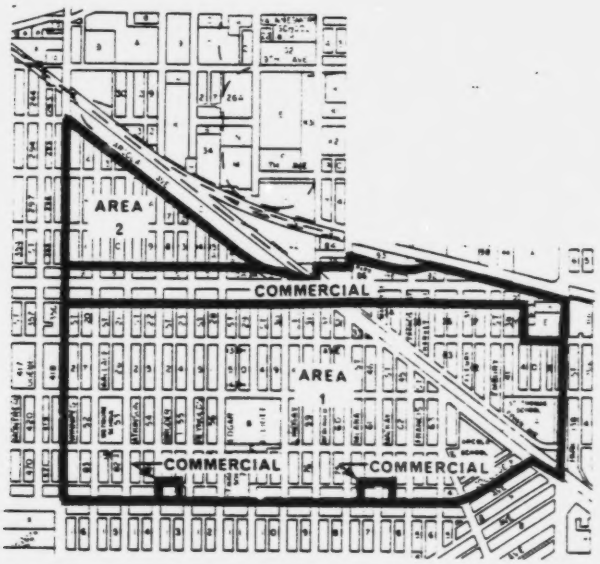
recommendation is "that the single family and two family nature of area 1 be predominantly maintained". See map below. Please note the areas 1 and 2 referred to are taken from the above mentioned study and are NOT to be confused with the study areas of the Major Arterial Commercial - Residential Interface Study.

REGINA EAST



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5.6 CONCLUSIONS

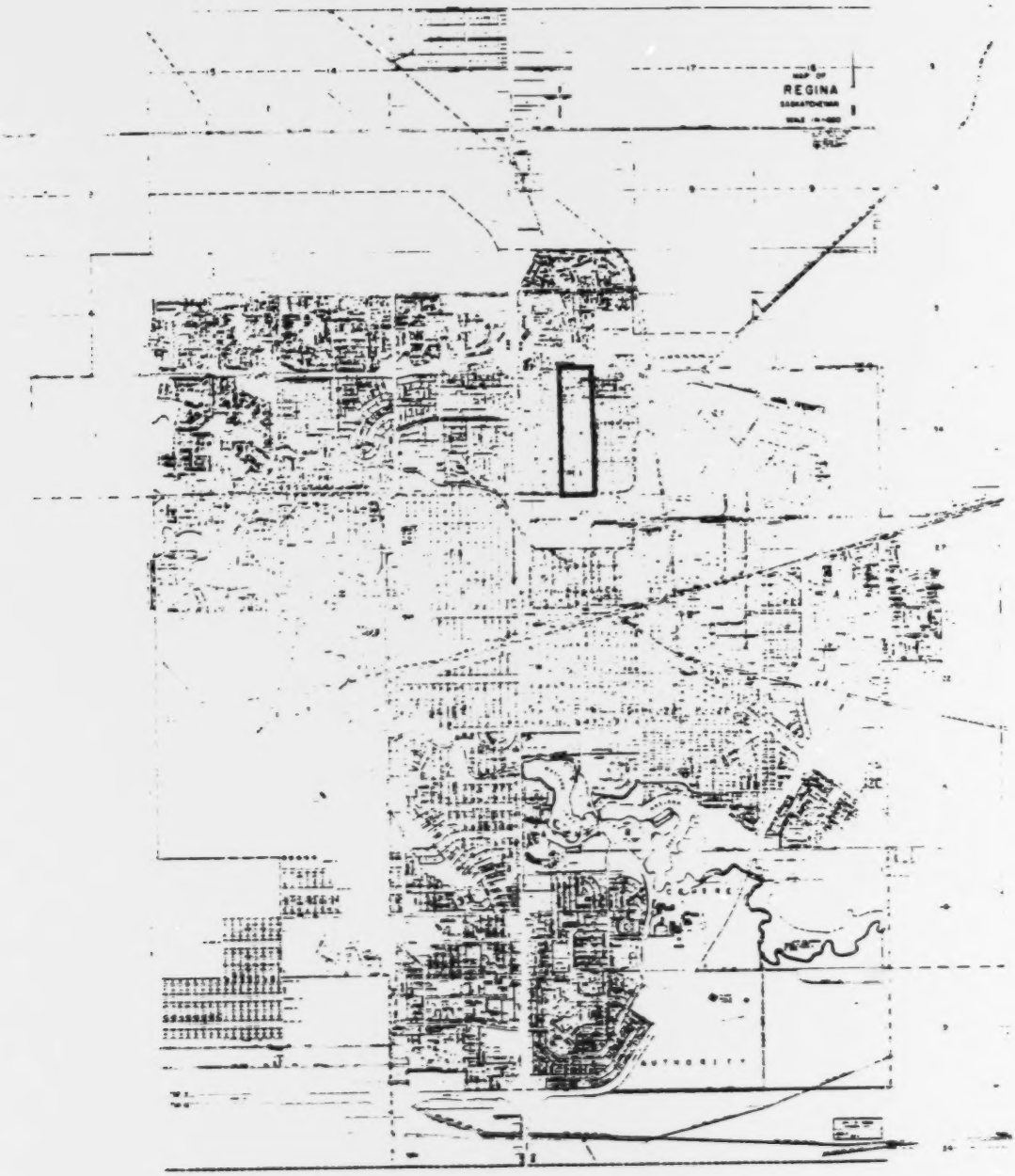
1. Study Area Five is a stable, low density residential neighbourhood. The age of housing is widely varied with newer homes predominant in the eastern portions of the study area.

...42/

5.7 RECOMMENDATIONS

1. No rezoning be approved which would alter the character of the neighbourhood.
2. The City of Regina should take appropriate action to encourage the utilization of Federally or Provincially - funded housing rehabilitation assistance programs.

...43/



STUDY AREA 6

STUDY AREA SIX

Study Area Six is centered on Broad Street between the C.N.R. tracks and 9th Avenue North.

6.1 ZONING AND LAND USE

Most of the property which fronts on Broad Street in Study Area Six is zoned for residential or institutional uses. Consequently, the Residential/ Commercial interface was limited in this study area.

One exception is the shopping center on the west side of Broad Street between 5th Avenue North and 6th Avenue North, which is zoned M.A.C. - Major Arterial Commercial. To the west, across Rose Street from the shopping center, is Block 4 which is zoned R1 - Residential Suburban Detached. On the East side of Broad Street are Blocks 3 and 1 which are R2 - Residential Suburban Semi-detached.

Another exception, also zoned M.A.C. - Major Arterial Commercial, is on the north-west corner of Broad Street and 2nd Avenue North. The residential Block 23 immediately west across Rose Street from this property is zoned R3 - Residential Older Neighbourhood Zone.

See 19 and 20 maps which summarize the zones and land uses in Study Area Six.

The following Chart Eleven provides an overview of all zones contained in Study Area Six. Appendix 1 contains additional detail regarding land uses.

CHART 11

ZONE	INTENT OF ZONE	LAND USES
M.A.C. 2 - Major Arterial Commercial Zone	To regulate commercial development along and in close proximity to certain arterial streets.	Commercial uses

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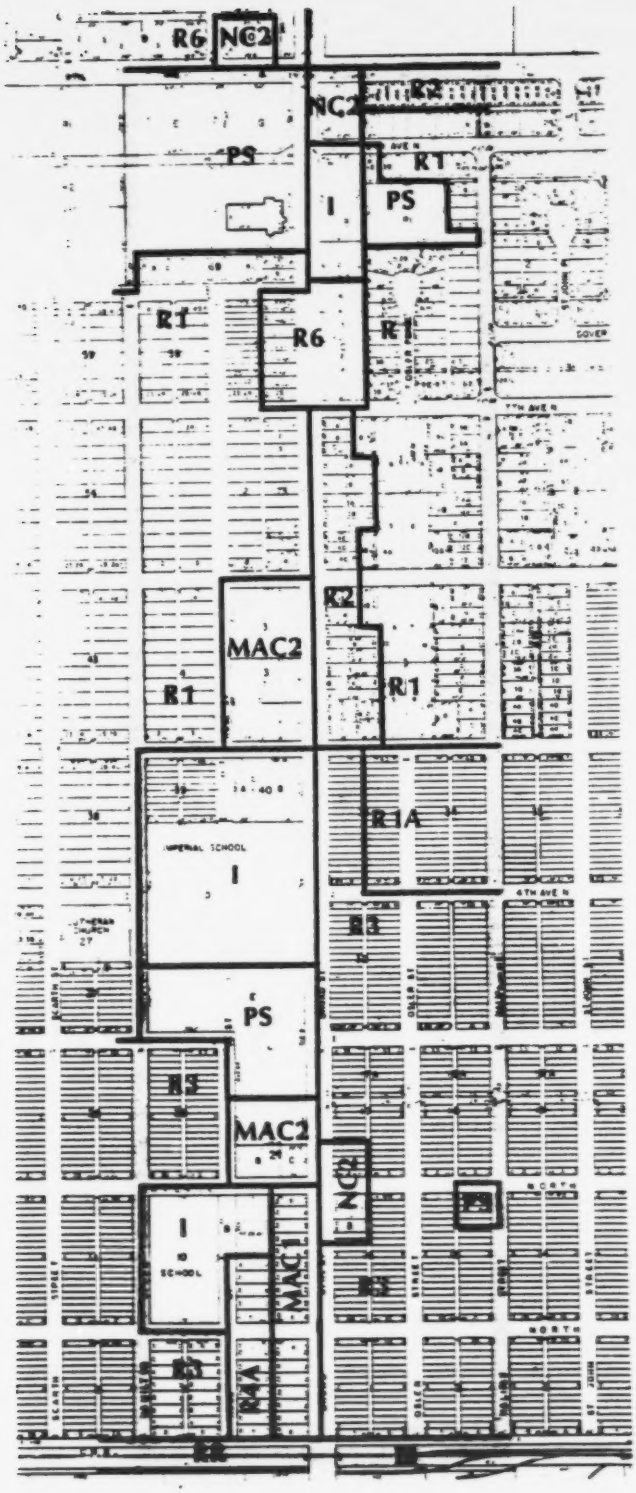


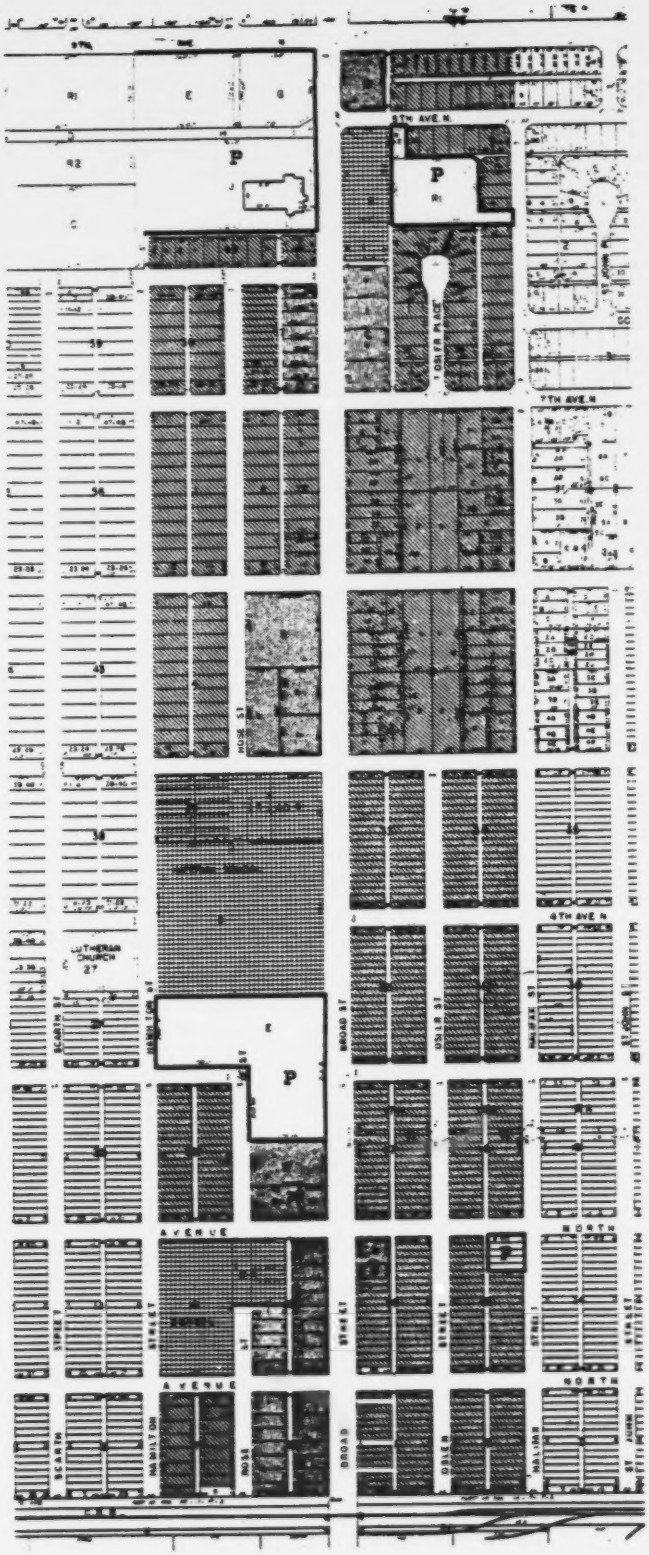
STUDY AREA 6 - Zoning

LEGEND

Boundaries: 1. Study Area

2. Zoning

Map 19



STUDY AREA 6 - Land Use

LEGEND

- RESIDENTIAL LOW DENSITY
- RESIDENTIAL HIGH DENSITY
- COMMERCIAL
- INDUSTRIAL
- INSTITUTIONAL
- VACANT
- PARK — P

Map 20

CHART 11 - cont'd.

ZONE	INTENT OF ZONE	LAND USES
R1 - Residential Suburban Detached	The most restrictive residential zone permitting only detached dwelling units as residential uses.	Low density residential.
R2 - Residential Suburban Semi-detached	Similar to the R1 zone but also recognizing the need for semi-detached dwellings.	Detached and semi-detached dwellings.
R3 - Residential Older Neighbourhood Zone	To stabilize older low density residential areas and encourage limited low density residential redevelopment.	Low density residential.
R6 - Residential Suburban Multiple Housing Zone	To regulate the locations and standards for apartments, townhouses, fourplexes.	High density residential.
I - Institutional	To Provide sites for uses providing an institutional or community service.	Institutional.
NC2 - Neighbourhood Commercial	To provide for shopping facilities for the day to day shopping requirements of residents in a neighbourhood.	Small scale commercial.
PS - Public Service	To control those areas used or intended to be used by the public for active or passive recreational purposes.	Parks and recreation uses.

...45/

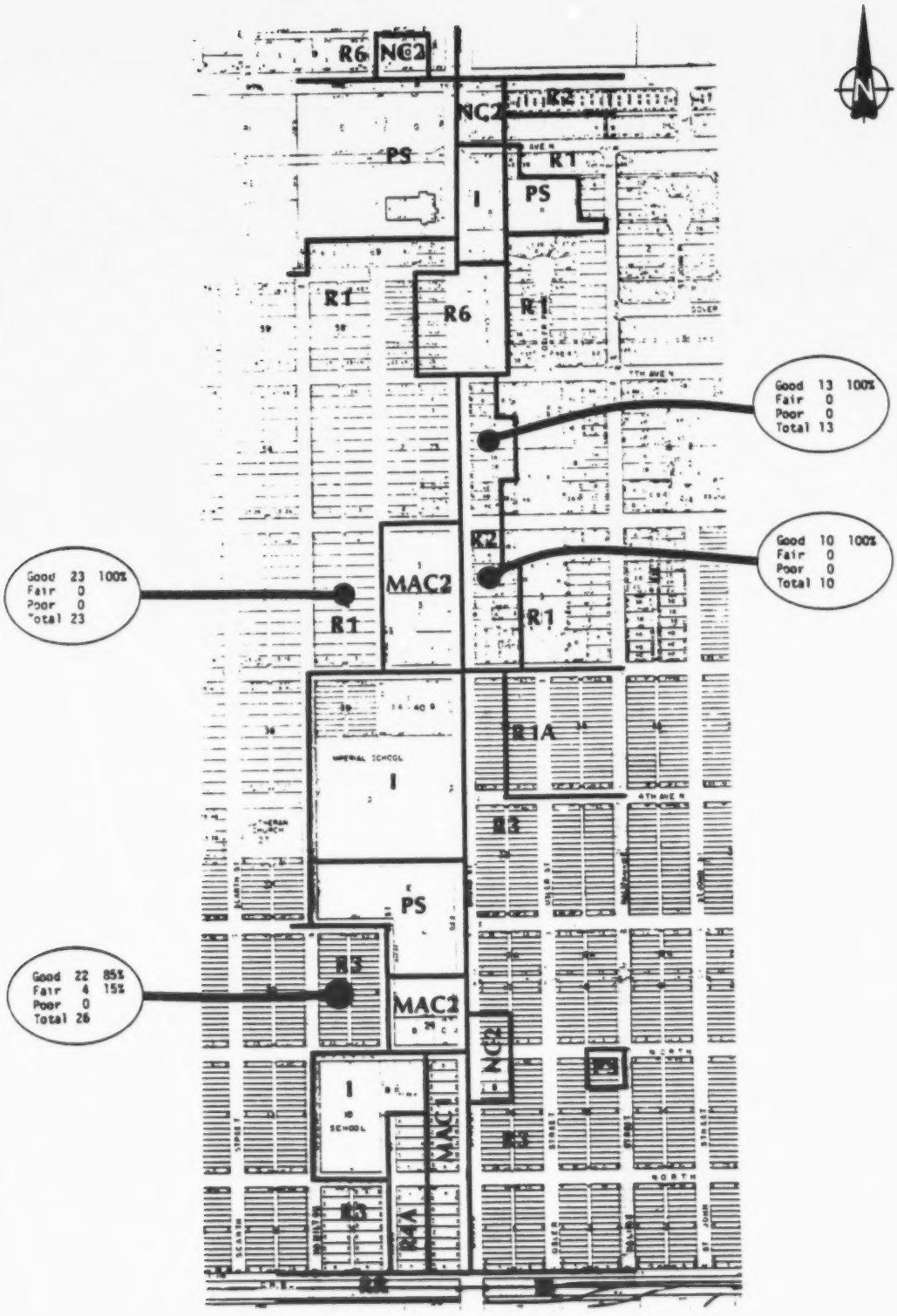
6.2 HOUSING CONDITION

The housing condition of Study Area Six as determined by the Windshield Survey is as follows:

	GOOD	FAIR	POOR (inc. poss. demo.)
Blk. 23	22	6	0
Blk. 4	23	0	0
Blk. 3	10	0	0
Blk. 1	13	0	0
TOTALS	68	6	0

Map 21 indentifies housing quality on a block by block basis.

...46/



STUDY AREA 6 - Housing Conditions

LEGEND

Map 21

Condition	Total No of Dwelling Units	% of Total Dwelling Units
Eg: Good	12	90 %

6.3 AGE OF HOUSING

The houses in Study Area Six are of relatively recent construction. This is one indication of the neighbourhood's viability. The ages of the buildings were obtained from the City Assessor's Department. See Chart Twelve for a summary of the age of housing by block.

CHART 12

AGE OF HOUSING STUDY AREA 6

Decade Houses Were Built

BLOCK NUMBER	1910's	1920's	1930's	1940's	1950's	1960's	1970's
			(percent)				
4	-	-	-	-	-	100.0%	-
23	-	-	-	-	65.4%	11.5%	23.1%
3	-	-	-	40.0%	10.0%	10.0%	40.0%
1	-	-	-	38.5%	15.4%	31.0%	15.4%

Note: Totals may not equal 100% due to rounding.

6.4 EXISTING SERVICING CAPACITY

The Public Works and Engineering Department has determined that the servicing capacity to Blocks 1 and 3 is limited. They, therefore, do not recommend increasing densities in these blocks.

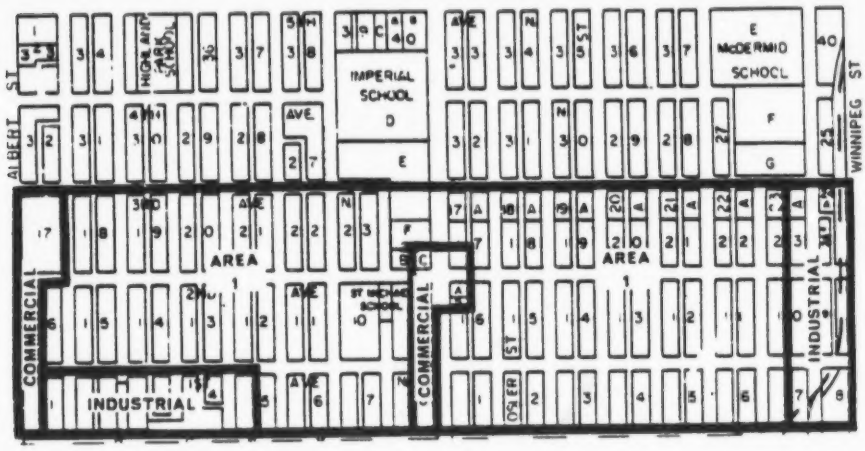
6.5 EXISTING POLICIES

Regina RSVP Inner City Development Plan contains policies which pertain to the North Highland Neighbourhood. Block 23 of Study Area Six is part of the North Highland Area. The following policy recommendation and implementation is applicable: "That the single family and two family nature of Area 1 should be predominantly maintained". See the map below. Please note the Area 1 referred

...47/

to is taken from the above mentioned plan and is NOT to be confused with the study areas of the MAJOR ARTERIAL COMMERCIAL - RESIDENTIAL INTERFACE STUDY.

NORTH HIGHLAND NEIGHBOURHOOD



...48/

6.6 CONCLUSIONS

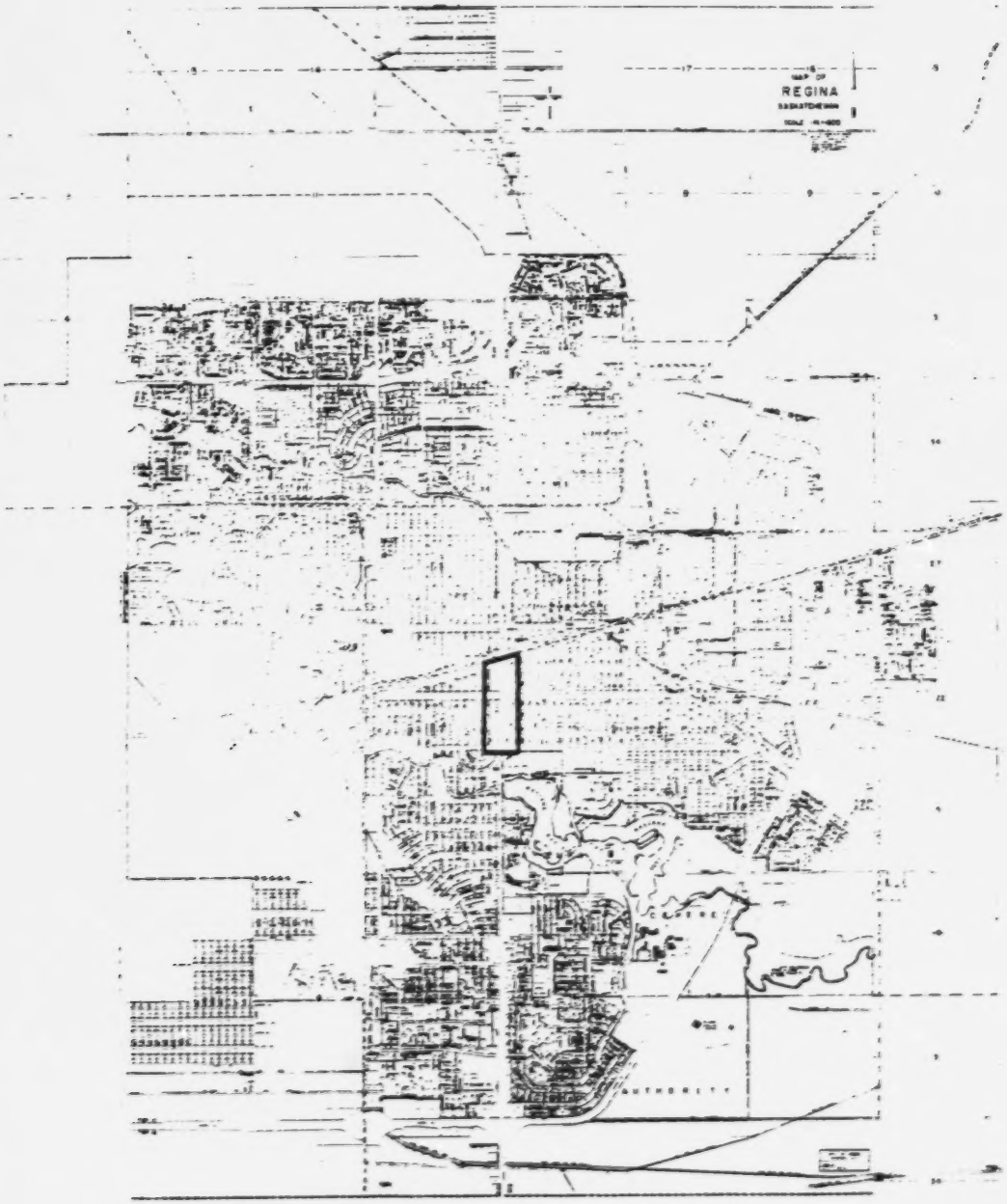
1. Study Area Six is residential in character.
2. The isolated pockets of commercial property along Broad Street appear to have no detrimental effect on the neighbouring residential property which is almost exclusively of "good" quality.

... 49/

6.7 RECOMMENDATION

1. No rezoning be approved which would alter the character of the neighbourhood.
2. The City of Regina should take appropriate action to encourage the utilization of Federally or Provincially - funded housing rehabilitation assistance programs.

...50/



STUDY AREA 7

STUDY AREA SEVEN

Study Area Seven is centered on Albert Street between the C.P.R. mainline and College Avenue. The area is bounded on the East by McIntyre Street and on the West by Angus Street.

7.1 ZONING AND LAND USE

Upon closer examination of the zoning of Study Area Seven, it was discovered that no low density Residential/Commercial interfaces existed.

West of Albert Street, R4A - Residential Older Neighbourhood zoning is found. The exceptions to this are the MAC - Major Arterial Commercial and IA - Light Industrial Zones on the west side of Angus Street between Victoria Avenue and South Railway. The commercial and industrial zones reflect the land uses in existence at the time of the drafting of the latest zoning text.

East of Albert Street and north of Thirteenth Avenue, property is zoned DC2 and DC3 - Downtown Core. South of Thirteenth Avenue the zones are R5 - Residential Transitional and TAC - Transitional Area Commercial.

All of the above mentioned zones, R4A, IA, DC2, DC3, R5 and TAC, provide the possibility of more intense development, subject to the technical restrictions of the zones and the discretion of City Council. See Appendix 1 for further details.

In addition, in the recent past there have been relatively few applications to rezone property in this area. With few exceptions, property owners have left property in the existing use or redeveloped with the existing zones.

...51/

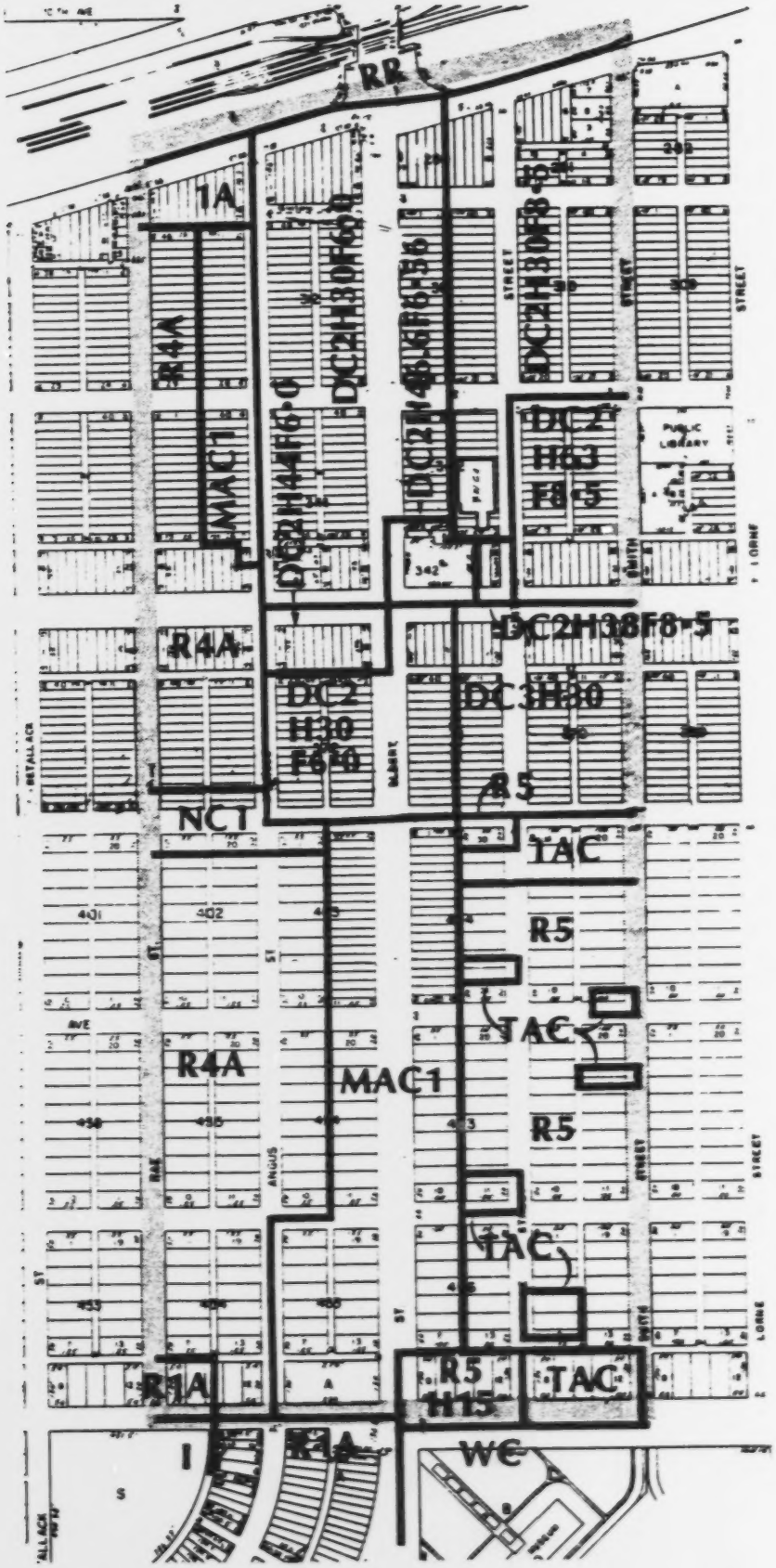
See the attached maps 22 and 23 for a summary of the zoning and land uses in Study Area Seven.

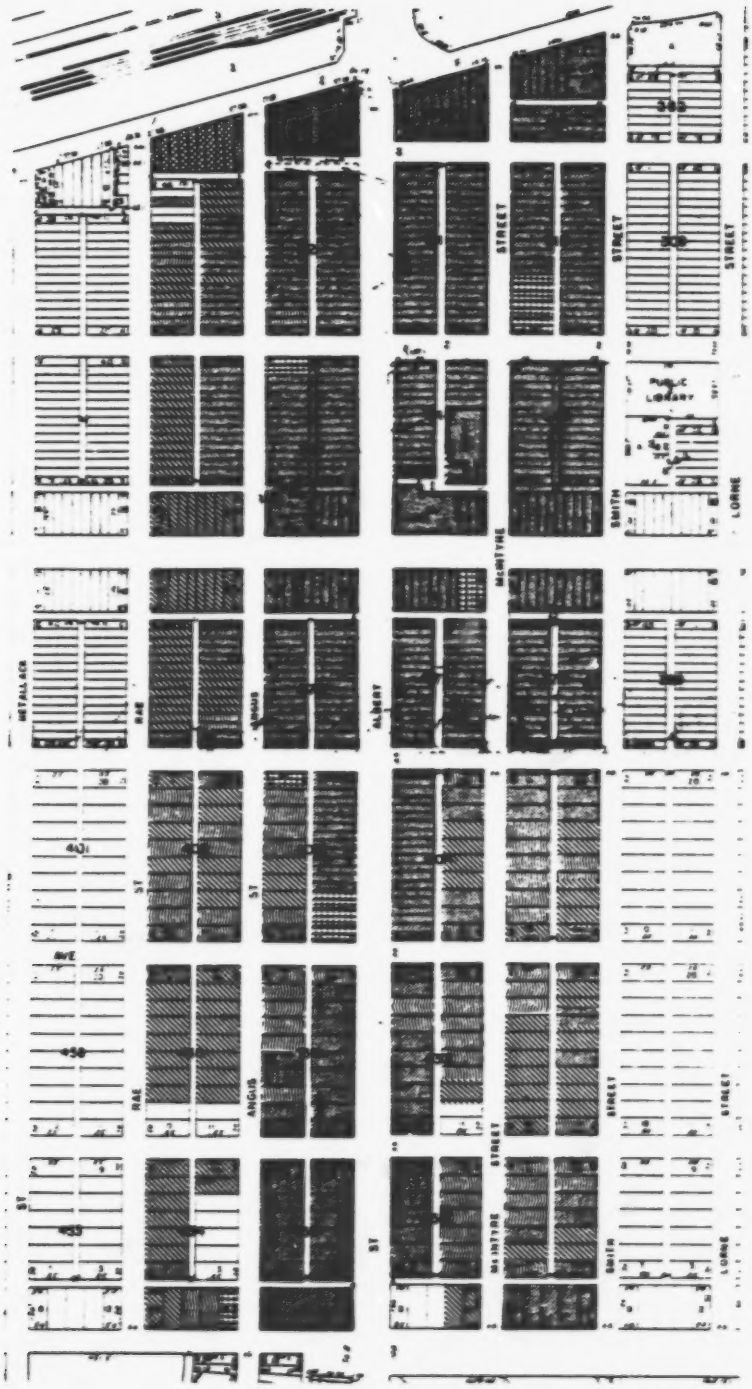
The following Chart Thirteen describes the zones and land uses in Study Area Seven. See Appendix 1 for further details.

CHART 13

ZONE	INTENT OF ZONE	LAND USES
MAC - Major Arterial Commercial Zone	To regulate commercial development along and in close proximity to certain arterial streets.	Commercial.
DC2 - Downtown Core Zone 2	To regulate development adjacent to the highest density area of the down town.	Largely commercial uses.
DC3 - Downtown Core Zone 3	To provide a transition between the intense development in the core and areas of residential and mixed use development south of Thirteenth Ave.	Largely commercial uses.
R5 - Residential Transitional Inner City Zone	To maintain residential viability of the area between the Downtown core and College Avenue and ensure orderly redevelopment of older residential structures.	Residential in nature with some mixed use commercial.
TAC - Transitional Area Commercial	To provide for low density commercial development in the Transitional area.	Commercial.

... 52/


RR
1A
R4A
MAC1
DC2H30F8-5
DC2H30F6-0
DC2H30F8-5
DC2H30F6-5
DC2H30F6-0
DC2H30F8-5
DC2H30F6-5
DC2H30F8-5
DC2H30F6-5
DC2H30F8-5
DC2H30F6-5



STUDY AREA 7 - Land Use

LEGEND

RESIDENTIAL LOW DENSITY	
RESIDENTIAL HIGH DENSITY	
COMMERCIAL	
INDUSTRIAL	
INSTITUTIONAL	
VACANT	
PARK	P

Map 23

ZONE	INTENT OF ZONE	LAND USES
IA - Light Industrial	To provide for a wide range of industrial uses of a non-offensive nature.	Light industrial.
R4A - Residential Older Neighbourhood Zone	To provide stability for older inner city neighbourhoods recognizing some townhouse or apartment development may be appropriate.	Medium and high density.

7.2 HOUSING CONDITION

Due to the lack of low density Residential/Commercial interfaces, as described earlier, no houses were examined in this study area.

7.3 AGE OF HOUSING

No houses were examined in this study area.

7.4 EXISTING SERVICES

The Public Works and Engineering Department has indicated there would be a problem accommodating higher density development on the west half of Blocks 435, 402, 373, 340 or 313. All other blocks have sufficient capacity.

7.5 EXISTING POLICIES

According to Regina RSVP Inner City Development Plan, which forms part of the Municipal Development Plan, policy objectives for the neighbourhood between the central business district and College Avenue, east of Albert Street are:

1. To improve the residential viability of the neighbourhood.

... 53/

2. To control and maintain low density commercial development in the area.

3. To provide a humane and pleasant interface between the downtown and Wascana Centre.

The Policy Recommendations for the same neighbourhood are:

1. That the area should be maintained and redeveloped with a variety of medium and high density residential uses and mixed use developments.

2. That the existing commercial development should be recognized.

3. That new commercial developments shall require a rezoning which shall be controlled by establishing the total number of developable front feet of commercial development that will be permitted in the area as of September 1, 1978.

The above mentioned policies are currently under review as part of the Transitional Area Study.

The portion of Study Area Seven which lies west of Albert Street falls within the Cathedral neighbourhood. Policy objectives for the Cathedral neighbourhood are:

1. To maintain the residential stability of the neighbourhood.

2. To prevent further encroachment of commercial uses along Albert Street and public parking areas west of Angus Street.

3. To prevent encroachment of industrial uses along South Railway into the neighbourhood.

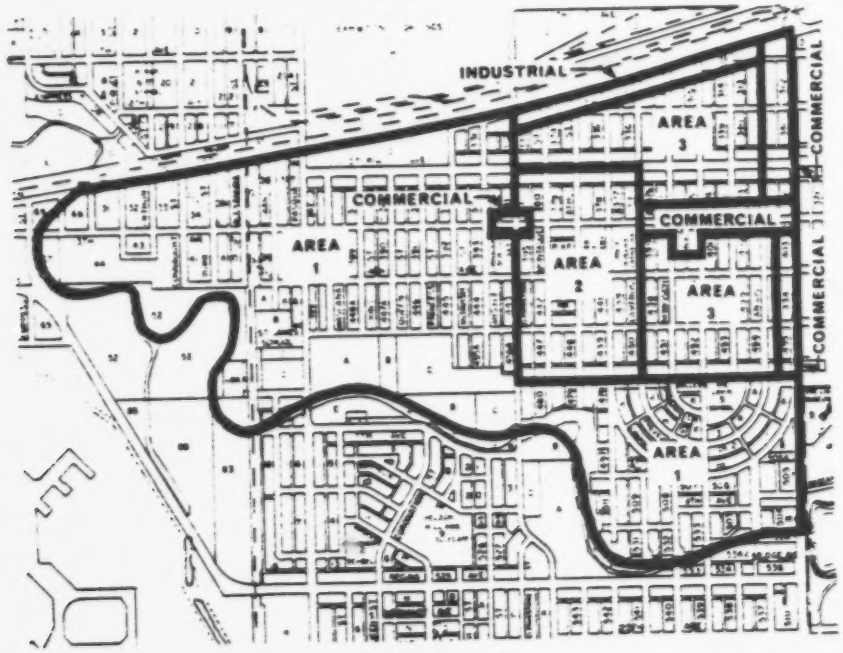
...54/

4. To control and maintain the existing commercial development along Thirteenth Avenue.

A Policy Recommendation that applies to Study Area Seven of this report is: "That Area 3 be maintained and re-developed with a variety of low and medium density residential uses."

See the map below for an outline of Area 3. Please note the terminology "Area 3" comes from the Regina RSVP Inner City Development Plan and is not to be confused with the Study Areas of the MAC - Residential Interface Study.

CATHEDRAL NEIGHBOURHOOD



... 55/

7.6 CONCLUSIONS

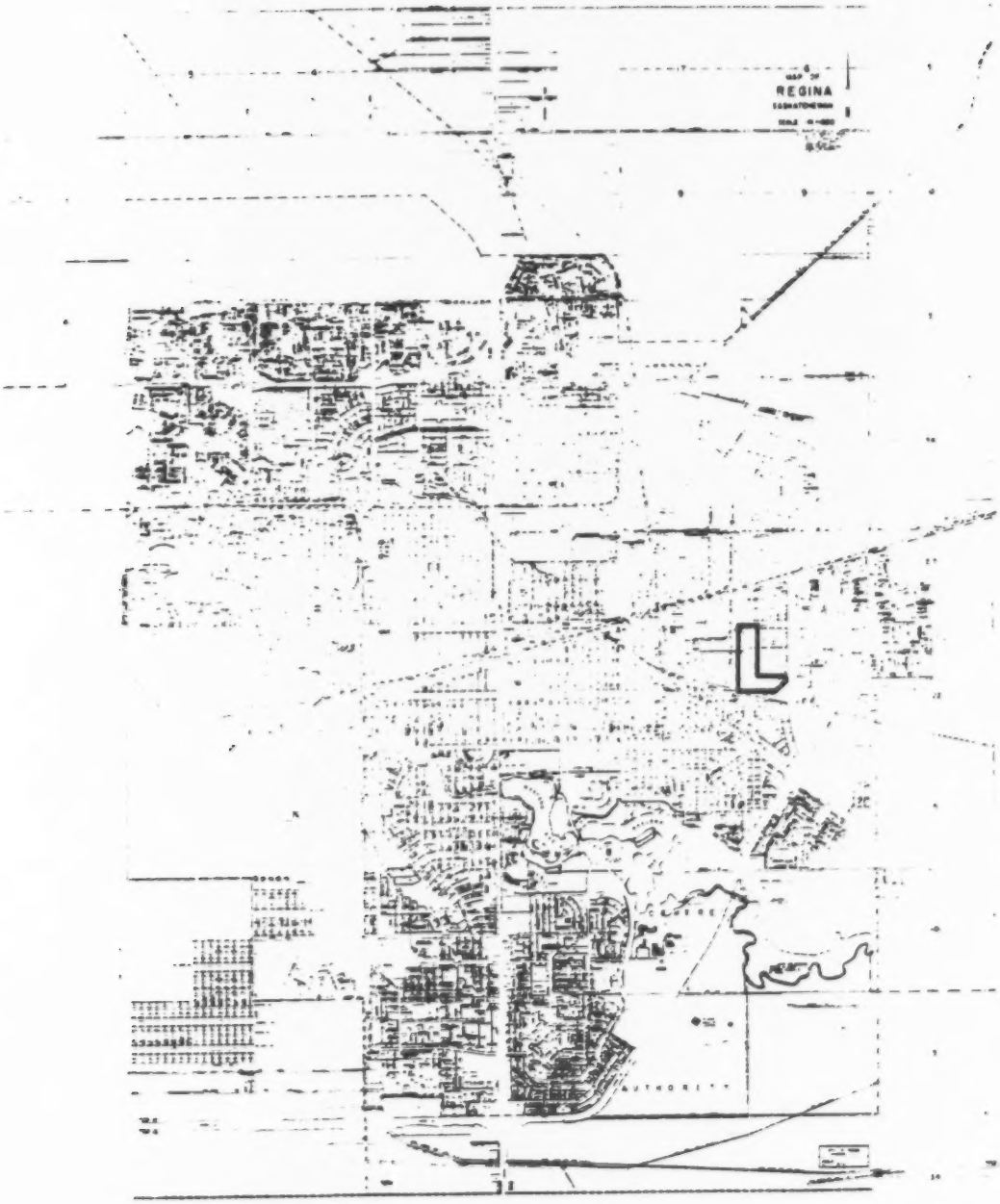
1. Study Area Seven contains no interfaces between commercial and residential property of the type investigated by this study. The existing R4A - Residential Older Neighbourhood, R5 - Residential Transitional and TAC - Transitional Area Commercial zoning provide the possibility for more intensive re-development, subject to the technical restrictions of the zoning bylaw and the discretion of City Council.

... 56/

7.7 RECOMMENDATION

1. No rezonings be approved which would alter the characteristics of the neighbourhoods involved or which would contravene existing city policies for these areas.
2. The City of Regina should take appropriate action to encourage the utilization of Federally or Provincially - funded housing rehabilitation assistance programs.

...57/



STUDY AREA 8

STUDY AREA EIGHT

Study Area Eight includes the block adjacent to and east of Park Street between Victoria Avenue and Dewdney Avenue as well as the blocks adjacent to and north of Victoria Avenue between the Ring Road and Park Street.

8.1 ZONING AND LAND USE

Property fronting on the east side of Park Street between Victoria Avenue and Dewdney Avenue is zoned MAC - Major Arterial Commercial. The same zoning is found on the properties which front the north service road for Victoria Avenue between Park Street and the Ring Road.

The remaining portions of the subject area are zoned R2 - Residential Suburban Semi-detached.

The properties on the east side of Park Street are developed with a variety of commercial uses which serve local and city wide needs. Properties fronting the north service road are developed to serve the motoring public.

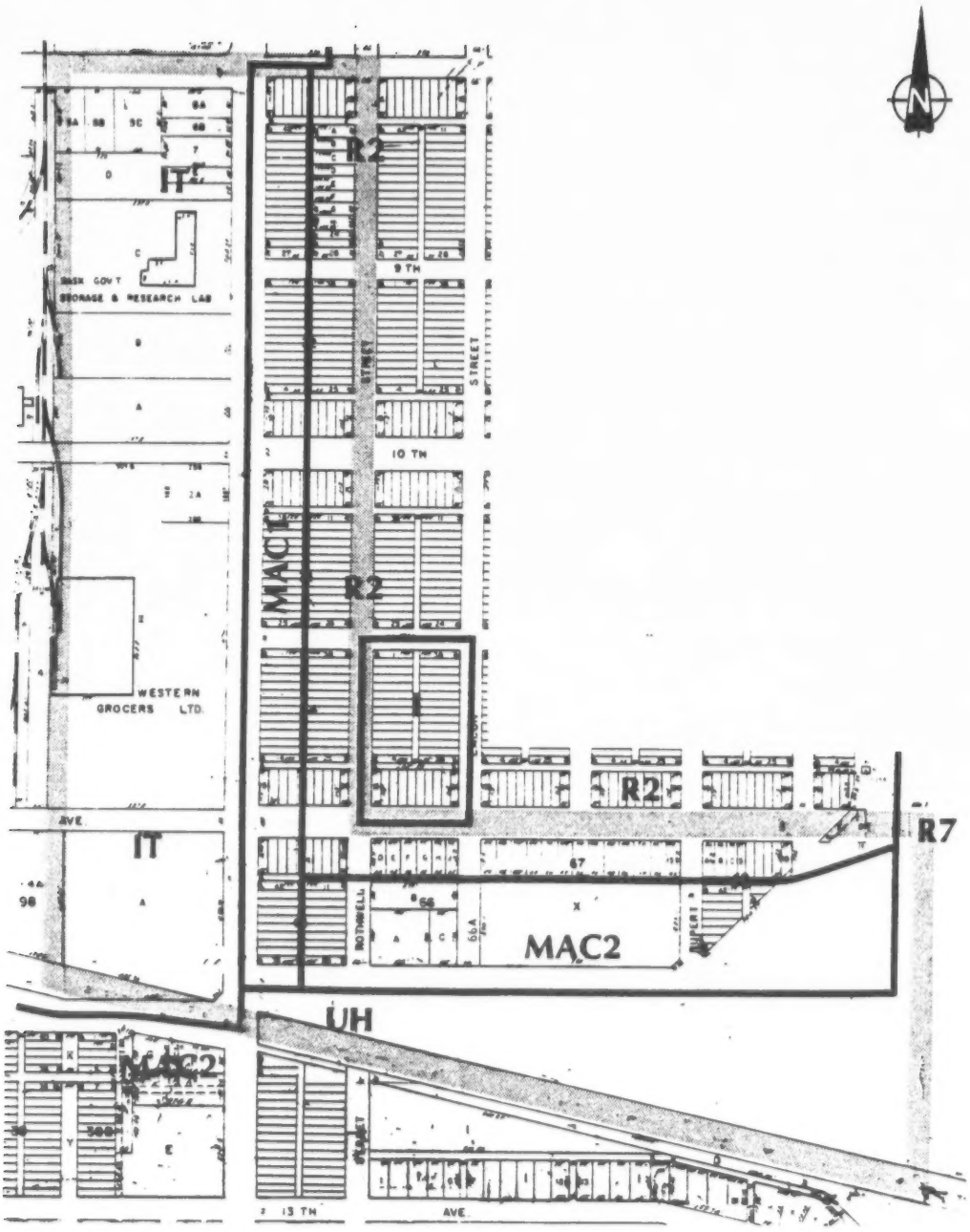
The residential property behind the commercial property was largely developed with single detached dwellings, although semi-detached units are intermingled throughout.

On the western side of Park Street the property is IT - Industrial Tuxedo Park and was, therefore, excluded from study.

See maps 24 and 25 which outline the land uses and zoning found in Study Area Eight.

The following chart fifteen provides an overview of all zones contained in Study Area Eight. See Appendix 1 for a more complete description of the zones.

...58/



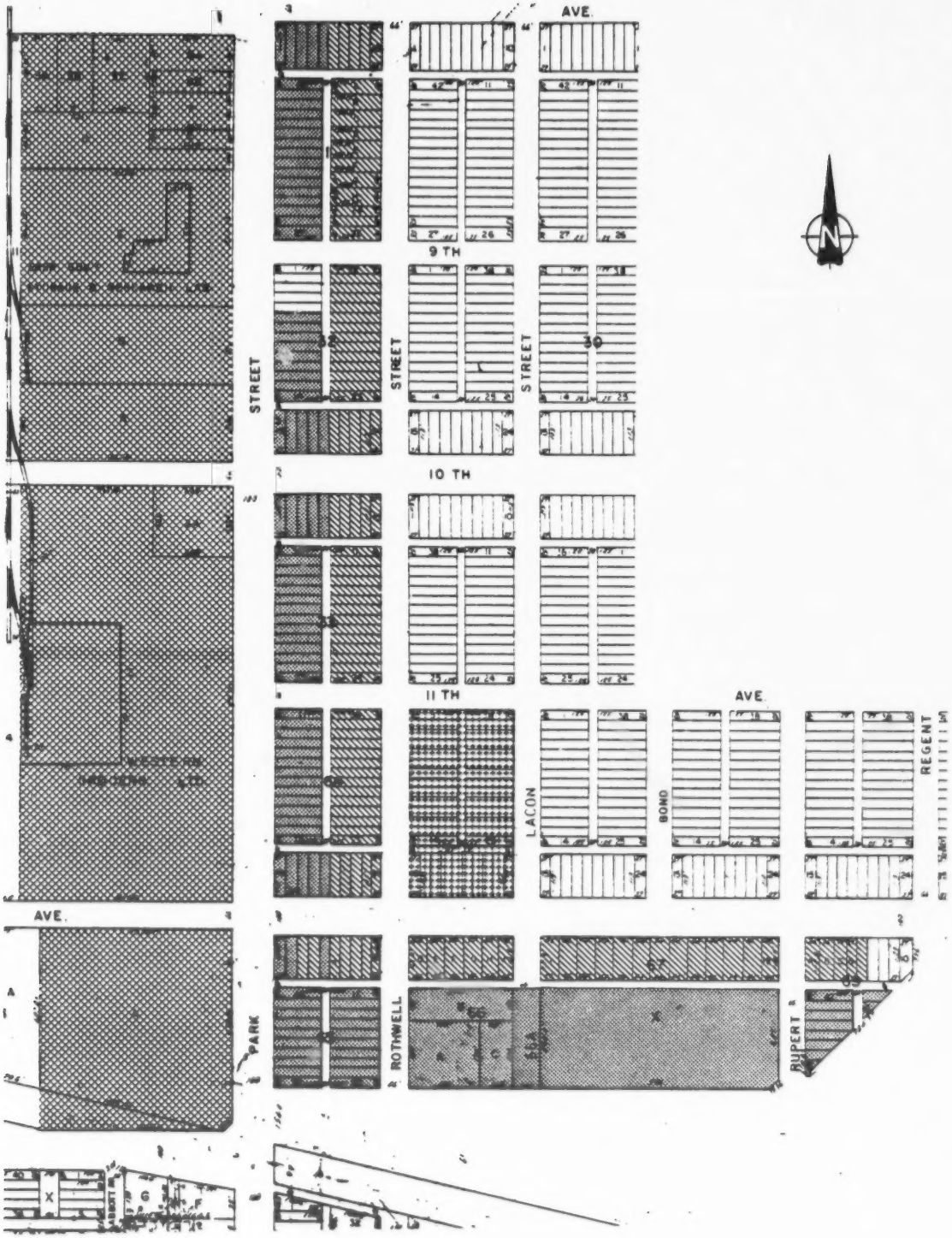
STUDY AREA 8 - Zoning

LEGEND

Boundaries: 1. Study Area

2. Zoning

Map 24



STUDY AREA 8 - Land Use

LEGEND

RESIDENTIAL LOW DENSITY	
RESIDENTIAL HIGH DENSITY	
COMMERCIAL	
INDUSTRIAL	
INSTITUTIONAL	
VACANT	
PARK	P

Map 25

CHART 15

ZONE	INTENT OF ZONE	LANDUSES
M.A.C. - Major Arterial Commercial Zone	To regulate commercial development along and in close proximity to certain arterial streets.	Commercial.
I - Institutional	To supply sites providing an institutional or community service.	Institutional.
R2 - Residential Suburban Semi-detached	A restrictive residential zone which recognizes the need for semi-detached dwellings in addition to detached dwellings.	Low density residential.
I.T. - Industrial Tuxedo Park	To provide for light or medium industrial uses of a non-offensive nature in the Tuxedo Park area.	Light and Medium industrial uses.

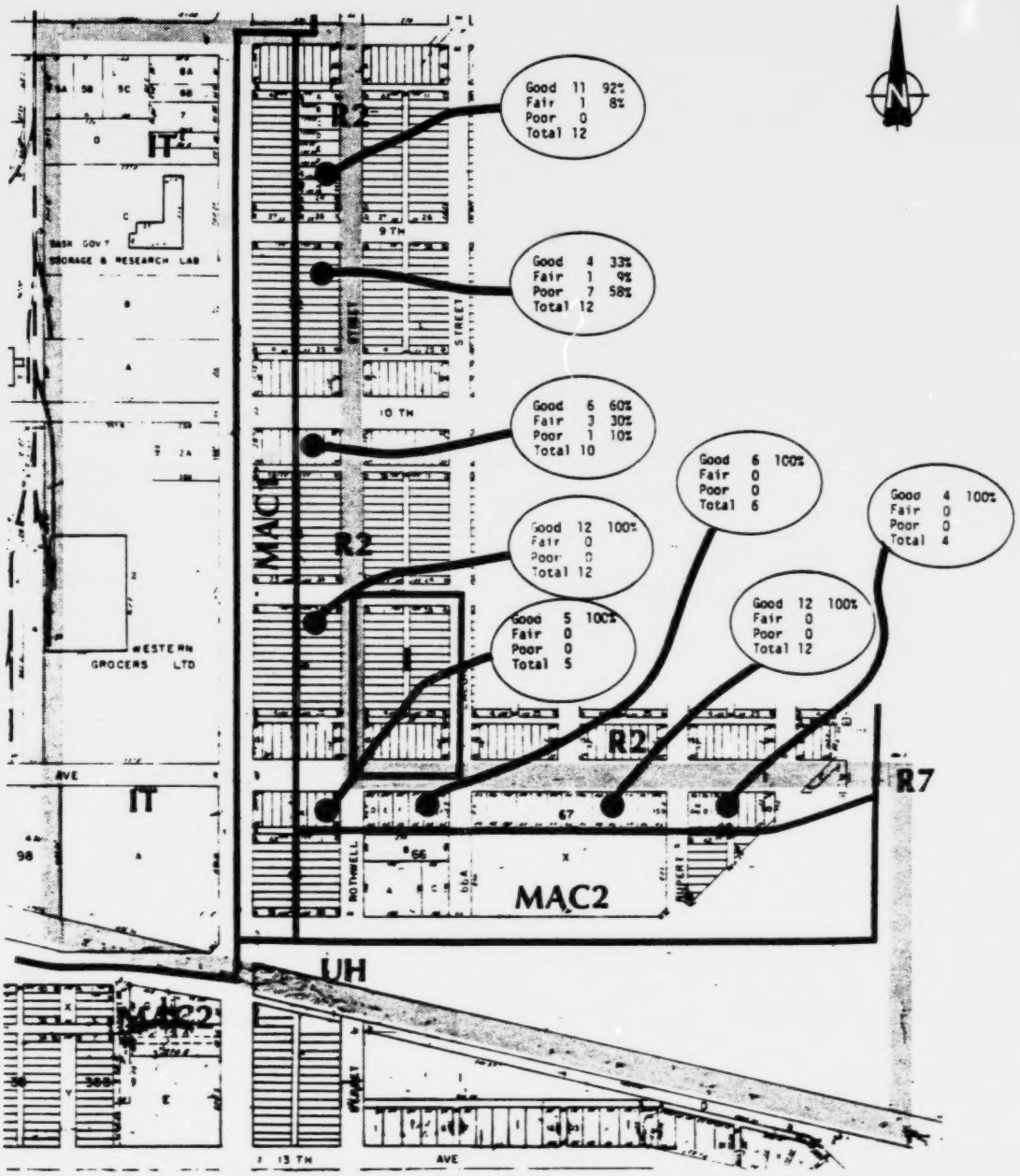
8.2 HOUSING CONDITION

Map 26 identifies housing quality for Study Area Eight on a block by block basis. Criteria which were used to classify houses into condition categories are explained in the introduction to this report. The neighbourhood is of good quality with 60 "good", 5 "fair", and only 7 "poor" dwellings.

8.3 AGE OF HOUSING

The following Chart Sixteen summarizes the age of housing for each block in Study Area Eight which was examined.

... 59/



STUDY AREA 8 - Housing Conditions

LEGEND

Condition	Total No of Dwelling Units	% of Total Dwelling Units
Eg: Good	12	90 %

Map 26

CHART 16

AGE OF HOUSING STUDY AREA EIGHT

Decade Houses Were Built
(Percent)

BLK. #	1910's	1920's	1930's	1940's	1950's	1960's	1970's
1	-	-	-	-	33.3%	58.3%	8.3%
32	-	-	-	-	80.0%	20.0%	-
33	-	-	-	-	50.0%	50.0%	-
64	-	-	-	-	50.0%	50.0%	-
65	-	-	-	-	-	100.0%	-
66	-	-	-	-	-	-	100.0%
67	-	-	-	-	-	-	100.0%
69	-	-	-	-	-	-	100.0%

Note: Due to rounding and unavailable data for some dwellings, totals may not equal 100%.

8.4 EXISTING SERVICING CAPACITY

The Public Works and Engineering Department has indicated that Study Area Eight has existing servicing capacity sufficient to accommodate higher density residential development.

8.5 EXISTING POLICIES

According to Regina RSVP Zoning Controls (Text) the purpose of the M.A.C.-Major Arterial Commercial zone is to regulate commercial development along and in close proximity to certain arterial streets. The purpose of the R2 - Residential suburban semi-detached zone is to permit semi-detached dwelling units as well as detached dwelling units.

...60/

8.6 CONCLUSIONS

1. Study Area Eight contains a stable low density residential neighbourhood immediately behind the commercial developments on Park Street and behind the north service road for Victoria Avenue.

2. The housing stock is of relatively recent construction and is generally of good quality.

...61/

8.7 RECOMMENDATIONS

1. No rezoning be approved which would alter the character of the neighbourhood.
2. The City of Regina should take appropriate action to encourage the utilization of Federally or Provincially - funded housing rehabilitation assistance programs.

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APPENDIX 1

Zone	Page
M.A.C. - Major Arterial Commercial Zone.	63
D.S.C. - Designed Shopping Centre Zone.	65
H.C. - Highway Commercial Zone.	67
N.C. - Neighbourhood Commercial Zone.	68
DC_2 - Downtown Core Zone 2.	70
DC_3 - Downtown Core Zone 3.	73
T.A.C. - Transitional Area Commercial Zone.	74
R_1 - Residential Suburban Detached Zone.	76
R_2 - Residential Suburban Semi-detached	77
R_3 - Residential Older Neighbourhood Zone.	78
R_4 - Residential Older Neighbourhood Zone.	79
R4A - Residential Older Neighbourhood Zone.	80
R_6 - Residential Suburban Multiple Housing Zone.	81
P.S. - Public Service Zone.	82
I. - Institutional.	83
I.A. - Light Industrial Zone.	84
I.B. - Medium Industrial Zone.	87
I.T. - Industrial Tuxedo Park Zone.	90

4.21 MAC1, MAC2: MAJOR ARTERIAL COMMERCIAL ZONES

GENERAL PURPOSE OF ZONE

The purpose of these zones is to regulate commercial development along and in close proximity to certain arterial streets. While the uses permitted in the MAC1 and MAC2 Zones are identical, the front yard requirements in the MAC2 Zone are more restrictive.

4.21.1 PERMITTED USES

The following are permitted uses in MAC Zones:

a) Banks or other Financial Institutions
b) Personal Service Establishments
c) Retail Stores of less than 1000 square metres of gross floor area
d) Furniture or Appliance Retailing Establishments
e) Restaurants
f) Liquor Stores
g) Printing or Photostating Establishments
h) Animal Hospitals
i) Auctioneering Establishments
j) Laundry or Dry Cleaning Plants
k) Business, Commercial or Technical Schools
l) Real Estate or Insurance Offices
m) Professional Offices
n) Medical or Dental Clinics
o) Medical or Dental Laboratories
p) Grocery Stores
q) Public Garages
r) Confectionary Stores
s) Bakery Shops
t) Service or Repair Shops
u) Funeral Homes
v) Hotels or Motels
w) Vehicular Sales, Rentals, Servicing or Repairs
x) Mobile Home, Trailer, Recreational Vehicle, Sales, Rentals, Servicing or Repairs
y) Service Stations
z) Bowling Alleys
aa) Electronic Game Establishments
bb) Pool Halls
cc) Offices of Administration, Sales or General Business of any nature
dd) Motor Club Offices
ee) Day Care Centres
ff) Churches
gg) Community Colleges

...64/

4.21.2 DISCRETIONARY USES

The following are discretionary uses in MAC Zones:

a) Dwelling Units in the same building as a permitted or discretionary use in this zone.
b) Apartment Dwelling Units - low rise
c) Apartment Dwelling Units
d) Drive-in Restaurants
e) Car Washes
f) Retail Stores of 1000 or more square metres of gross floor area
g) Commercial Entertainment Establishments
h) Health, Social, Recreational Clubs
i) Private Clubs
j) Trade Union Halls
k) Furniture or Appliance Warehousing Establishments
l) Warehousing
m) Lumber Yards
n) Shopping Centres containing uses that are permitted or discretionary in this zone
o) Off-site Caveated Parking
p) Radio, Television or Microwave Towers subject to the provisions of Section 10.1
q) Skateboard Rinks
r) Enclosed Hockey, Ice Skating or Roller Skating Rinks
s) Public Parking Areas
t) Fast Food Outlets
u) Home Improvement Centres
v) Mobile Snack Dispensary
w) Commercial Amusement Parks

4.21.3 REGULATIONS

The regulations respecting lot size, frontage, coverage, floor area ratio, building height and yards are as shown on Table 2, Commercial Zone Regulations, unless otherwise specified on the Zoning Maps.

...65/

4.23 DSC: DESIGNED SHOPPING CENTRE ZONE

GENERAL PURPOSE OF ZONE

The purpose of this zone is to regulate commercial areas consisting of a group of commercial establishments conceived, designed, developed, or managed as a unit with adjacent major parking facilities.

4.23.1 PERMITTED USES

The following are permitted uses in DSC Zones:

i) Shopping centres including any or all of the following uses:

a) Banks or other Financial Institutions
b) Restaurants
c) Personal Service Establishments
d) Retail Stores
e) Furniture or Appliance Retailing and Warehousing Establishments
f) Liquor Stores
g) Printing or Photostating Establishments
h) Business, Commercial or Technical Schools
i) Medical or Dental Clinics
j) Medical or Dental Laboratories
k) Grocery Stores
l) Offices for Administration, Sales, or General Business of any nature
m) Motor Club Offices
n) Public Meeting Rooms
o) Libraries
p) Service or Repair Shops
q) Confectionary Stores
r) Bakery Shops
s) Professional Offices
t) Banks or Financial Institutions
u) Real Estate or Insurance Offices
v) Service Stations
w) Car Washes
x) Public Garages
y) Day Care Centres
z) Bowling Alleys
aa) Pool Halls
bb) Electronic Game Establishments
cc) Theatres or Cinemas
dd) Commercial Entertainment Establishments
ee) Display and sales of Prefabricated or Prepackaged Homes
ff) Fast Food Outlets

4.23.2 DISCRETIONARY USES

a) Animal Hospitals
b) Off-site Caveated Parking

...66/

4.23.3 REGULATIONS

The regulations respecting lot area, frontage, coverage, floor area ratio, building height and yards are as shown on Table 2, Commercial Zone Regulations, unless otherwise specified on the Zoning Maps.

...67/

4.22 HC: HIGHWAY COMMERCIAL ZONE

GENERAL PURPOSE OF ZONE

The purpose of this Zone is to provide sufficient land adjacent to major routes entering the City for uses serving the travelling public or for uses requiring a high level of accessibility and substantial parking facilities. The access to highway commercial sites should not prejudice the standard of safety, convenience and speed appropriate to the highway. All development shall be of a high standard befitting the major entrances into the City.

4.22.1 PERMITTED USES

The following are permitted uses in HC Zones:

a) Service Stations
b) Restaurants
c) Drive-in Restaurants
d) Car Washes
e) Hotels or Motels
f) Animal Hospitals
g) Vehicular Sales, Service, Rentals or Repairs
h) Banks or other Financial Institutions
i) Mobile Home, Trailer, Recreational Vehicle Sales, Rentals, Services or Repairs
j) Display and sales of Prefabricated or Prepackaged Homes
k) Veterinary Clinics
l) Motor Club Offices

4.22.1 DISCRETIONARY USES

The following are discretionary uses in HC Zones:

a) Drive-in Theatres
b) Kennels
c) Farm Implement, Large Equipment or Machinery Sales or Rental
d) Liquor Stores
e) Commercial Amusement Parks
f) Commercial Entertainment Establishments
g) Churches
h) Day Care Centres
i) Home Improvement Centres
j) Fast Food Outlets
k) Skateboard Rinks
l) Enclosed Hockey, Ice Skating or Roller Skating Rinks
m) Confectionaries in the same building as a permitted or discretionary use

4.22.3 REGULATIONS

The regulations respecting lot, area, frontage, coverage, floor area ratio, building height and yards are shown on Table 2, Commercial Zone Regulations, unless otherwise specified on the Zoning Maps.

...68/

4.20 NC1, NC2: NEIGHBOURHOOD COMMERCIAL ZONES

GENERAL PURPOSE OF ZONE

The purpose of these zones is to provide for shopping facilities for the day-to-day shopping requirements of residents in a neighbourhood. The facilities provided within these zones should, neither by their variety nor by their scale, attract shoppers from other than the neighbourhood in which the neighbourhood shopping area is located. While the uses permitted in both NC Zones are identical, the parking requirements in the NC1 Zone are less restrictive as these zones apply to shopping areas in older neighbourhoods that are developed at higher densities and tend to be more pedestrian oriented.

4.20.1 PERMITTED USES

The following are permitted uses in NC Zones:

a) Confectionary Stores
b) Banks or other Financial Institutions
c) Personal Service Establishments of less than 200 square metres in gross floor area
d) Retail Stores of less than 200 square metres in gross floor area
e) Service or Repair Shops of less than 200 square metres in gross floor area
f) Grocery Stores of less than 1500 square metres in gross floor area
g) Bakery Shops
h) Real Estate or Insurance Offices of less than 200 square metres in gross floor area
i) Day Care Centres
j) Professional Offices of less than 200 square metres in gross floor area
k) Medical or Dental Clinics
l) Libraries
m) Churches

4.20.2 DISCRETIONARY USES

The following are discretionary uses in NC Zones:

a) Restaurants
b) Service Stations
c) Dwelling Units in the same building as a permitted or discretionary use
d) Health, Social, Cultural or Recreational Clubs
e) Private Clubs
f) Real Estate or Insurance Offices of 200 or more square metres of gross floor area
g) Professional Offices of 200 or more square metres of gross floor area
h) Grocery Stores of 1500 or more square metres of gross floor area
i) Shopping Centres containing uses that are permitted or discretionary in this zone

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j) Public Garages
k) Bowling Alleys
l) Liquor Stores
m) Offices for Administration, Sales or General Business of any nature
n) Radio, Television, or Microwave Towers subject to the provisions of Section 10.1
o) Fast Food Outlets

4.20.3 REGULATIONS

The regulations respecting lot area, frontage, coverage, floor area ratio, building height and yards are as shown on Table 2, Commercial Zone Regulations, unless otherwise specified on the Zoning Maps.

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4.25 DC2: DOWNTOWN CORE ZONE 2

GENERAL PURPOSE OF ZONE

The purpose of this zone is to regulate development adjacent to the highest density area of the downtown.

4.25.1 PERMITTED USES

The following are permitted uses in DC2 Zones:

a) Retail Stores of less than 750 square metres of gross floor area
b) Furniture or Appliance Retailing Establishments
c) Banks or other Financial Institutions
d) Personal Service Establishments
e) Medical or Dental Clinics
f) Medical or Dental Laboratories
g) Offices for Administration, Sales or General Business of any nature
h) Motor Club Offices
i) Restaurants
j) Liquor Stores
k) Hotels
l) Photostating, Blueprinting, Engraving or Lithography Establishments
m) Commercial Printing or Publishing Establishments
n) Newspaper Printing Establishments
o) Auctioneering Establishments
p) Laundry or drycleaning plants
q) Pawn Shops
r) Libraries
s) Business, Commercial or Technical Schools
t) Community Colleges
u) Real Estate or Insurance Offices
v) Professional Offices
w) Confectionary Stores
x) Bakery Shops
y) Service or Repair Shops
z) Bus Terminals
aa) Apartment Dwelling Units
bb) Apartment Hotels
cc) Rooming Houses
dd) Senior Citizens' Homes
ee) Theatres or Cinemas
ff) Bowling Alleys
gg) Pool Halls
hh) Electronic Game Establishments
ii) Commercial Entertainment Establishments
jj) Health, Social, Cultural or Recreational Clubs
kk) Trade Union Halls
ll) Churches
mm) Day Care Centres
nn) Private Clubs
oo) Eleemosynary Institutions

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4.25.2 DISCRETIONARY USES

The following are discretionary uses in DC2 Zones:

a) Retail Stores of 750 or more square metres of gross floor area
b) Public Parking Areas
c) Shopping Centres containing any uses permitted or discretionary in this zone
d) Service Stations
e) Public Garages
f) Vehicular Sales, Service, Rental or Repairs
g) Fast Food Outlets
h) Off-site Caveated Parking
i) Radio, Television or Microwave Towers subject to the provisions of Section 10.1

4.25.3 REGULATIONS

1. The regulations respecting lot area, frontage, coverage, floor area ratio, building height and yards are as shown on Table 2, Commercial Zone Regulations, unless otherwise specified on the Zoning Maps.

2. In determining the maximum permitted site coverage as set out in Table 2, Public Enclosed Space shall not be included.

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4.26 DC3: DOWNTOWN CORE ZONE 3

GENERAL PURPOSE OF ZONE

The purpose of this zone is to provide a transition between the high density commercial and office development in the core and areas of residential and mixed use development south of Thirteenth Avenue.

4.26.1 PERMITTED USES

The following are permitted uses in DC3 Zones:

a) Apartment Dwelling Units
b) Apartment Hotels
c) Rooming Houses
d) Senior Citizens' Homes
e) Professional Offices
f) Medical or Dental Clinics
g) Medical or Dental Laboratories
h) Real Estate or Insurance Offices
i) Restaurants
j) Personal Service Establishments
k) Art Galleries or Museums
l) Confectionary Stores
m) Bakery Shops
n) Banks or other Financial Institutions
o) Liquor Stores
p) Bus Terminals
q) Retail Stores of less than 300 square metres in gross floor area
r) Service or Repair Stores of less then 300 square metres in gross floor area
s) Printing or Photostating Establishments
t) Offices for Administration, Sales or General Business of any nature
u) Motor Club Offices
v) Health, Social, Cultural or Recreational Clubs
w) Trade Union Halls
x) Churches
y) Day Care Centres
z) Eleemosynary Institutions

4.26.2 DISCRETIONARY USES

The following are discretionary uses in DC3 Zones:

a) Public Parking Areas
b) Private Clubs
c) Fast Food Outlets
d) Theatres or Cinemas
e) Bowling Alleys
f) Pool Halls
g) Electronic Game Establishments
h) Off-Site Caveated Parking
i) Radio, Television or Microwave Towers subject to the provisions of Section 10.1
j) Hotels

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4.26.3 REGULATIONS

The regulations respecting lot area, frontage, coverage, floor area ratio, building height and yards are as shown on Table 2, Commercial Zone Regulations, unless otherwise specified on the Zoning Maps.

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4.27 TAC: TRANSITIONAL AREA COMMERCIAL ZONE

GENERAL PURPOSE OF ZONE

The purpose of this zone is to provide for low density commercial development in the Transitional Area. The commercial development will be primarily office in nature and will be controlled by establishing a percentage on total commercial development in the area as outlined in the Municipal Development Plan.

4.27.1 PERMITTED USES

The following are permitted uses in TAC Zones:

a) Professional Offices
b) Banks or Financial Institutions
c) Real Estate or Insurance Offices
d) Medical and Dental Clinics
e) Offices for Administration, Sales or General Business of any nature
f) Confectionary Stores
g) Day Care Centres

4.27.2 DISCRETIONARY USES

a) Restaurants
b) Funeral Homes
c) Private Clubs
d) Health, Social, Cultural or Recreational Clubs
e) Personal Service Establishments
f) Grocer Stores of less than 750 square metres in gross floor area
g) Bakery Shops
h) Radio, Television, or Microwave Towers subject to the provisions of Section 10.1
i) Ambulance Service Establishments
j) Dwelling Units in the same building as a permitted or discretionary use
k) Eleemosynary Institutions

4.27.3 REGULATIONS

1. The regulations respecting lot area, frontage, coverage, floor area ratio, building height and yards are as shown on Table 2, Commercial Zone Regulations, unless otherwise specified on the Zoning Maps.

2. Provided the minimum front yard as set out in Table 2 is maintained a building or structure may be cantilevered to within 2 metres of the front lot line where such cantilever forms the floor of the second storey of the building or structure.

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3. Dwelling units and parkades incorporated into a principal structure shall be excluded from the calculation of the height limitations provided herein and the height of the building shall be determined without reference to any complete storeys of dwelling units, but partial storeys shall be included and, further that the total height including the dwelling units and parkades shall not exceed 20 metres at the following locations:

Lots	Block	Plan	Subdivision
8 - 12, both inclusive	456	Old 33	Regina
8 - 12, both inclusive	457	Old 33	Regina
8 - 12, both inclusive	458	Old 33	Regina
8 - 12, both inclusive	459	Old 33	Regina
8 - 12, both inclusive	460	Old 33	Regina
8 - 12, both inclusive	462	Old 33	Regina
8 - 12, both inclusive	463	Old 33	Regina

and 30 metres elsewhere in the zone.

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SECTION 4

USE ZONES

4.1 R1: RESIDENTIAL SUBURBAN DETATCHED ZONE

GENERAL PURPOSE OF ZONE

The R1 Zone is the most restrictive residential zone. It permits only detached dwelling units as residential uses.

4.1.1 PERMITTED USES

The following are permitted uses in R1 Zones:

a) Detached Dwelling Units
b) All permitted uses in PS - Public Service Zone

4.1.2 DISCRETIONARY USES

The following are discretionary uses in R1 Zones:

a) Confectionary Stores and dwelling units in the same building subject to the provisions of Section 9.8
b) Planned Groups of Dwelling Units subject to the provisions of Section 9.5
c) Churches
d) Day Care Centres subject to the provisions of Section 9.3
e) Radio, Television or Microwave Towers subject to the provisions of Section 10.1
f) Home Occupations subject to the provisions of Section 9.2
g) Child and Adult Care Homes subject to the provisions of Section 2.8.4.

4.1.3 REGULATIONS

1. The regulations respecting lot size, frontage, coverage, floor area ratio, and yards are shown on Table 1, Dwelling Unit Regulations, unless otherwise specified on the Zoning Maps.

2. The maximum building height in the R1 Zone shall be 11 metres unless otherwise specified on the Zoning Maps.

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4.3 R2: RESIDENTIAL SUBURBAN SEMI-DETACHED ZONE

GENERAL PURPOSE OF ZONE

This zone permits semi-detached dwelling units. Other uses are the same as the R1 Zone.

4.3.1 PERMITTED USES

The following are permitted uses in R2 Zones:

a) Detached Dwelling Units
b) Semi-detached Dwelling Units
c) All permitted uses in PS - Public Service Zone
d) Duplex Dwelling Units

4.3.2 DISCRETIONARY USES

The following are discretionary uses in R2 Zones:

a) Confectionary Stores and dwelling units in the same building subject to the provisions of Section 9.8
b) Planned Groups of Dwelling Units subject to the provisions of Section 9.5
c) Churches
d) Day Care Centres subject to the provisions of Section 9.3
e) Radio, Television or Microwave Towers subject to the provisions of Section 10.1
f) Home Occupations subject to the provisions of Section 9.2
g) Child and Adult Care Homes subject to the provisions of Section 2.8.4.

4.3.3 REGULATIONS

1. The regulations respecting lot size, frontage, coverage, floor area ratio, and yards are as shown on Table 1, Dwelling Unit Regulations, unless otherwise specified on the Zoning Maps.

2. The maximum building height in the R2 Zone shall be 11 metres unless otherwise specified on the Zoning Maps.

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4.4 R3: RESIDENTIAL OLDER NEIGHBOURHOOD ZONE

GENERAL PURPOSE OF ZONE

The purpose of this zone is to stabilize older low density residential areas and to encourage, on a limited scale, the development or redevelopment of residential uses compatible with both the neighbourhood and the immediate site.

4.4.1 PERMITTED USES

The following are permitted uses in R3 Zones:

a) Detached Dwelling Units
b) Semi-detached Dwelling Units
c) Duplex Dwelling Units
d) All permitted uses in PS - Public Service Zone

4.4.2 DISCRETIONARY USES

The following are discretionary uses in R3 Zones:

a) Confectionary Stores and dwelling units in the same building subject to the provisions of Section 9.8
b) Planned Groups of Dwelling Units subject to the provisions of Section 9.5
c) Churches
d) Day Care Centres subject to the provisions of Section 9.3
e) Radio, Television or Microwave Towers subject to the provisions of Section 10.1
f) Home Occupations subject to the provisions of Section 9.2
g) Child and Adult Care Homes subject to the provisions of Section 2.8.4.

4.4.3 REGULATIONS

1. The regulations respecting lot size, frontage, coverage, floor area ratio, and yards are as shown on Table 1, Dwelling Unit Regulations, unless otherwise specified on the Zoning Maps.

2. The maximum building height in the R3 Zone shall be 11 metres unless otherwise specified on the Zoning Maps.

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4.5 R4: RESIDENTIAL OLDER NEIGHBOURHOOD ZONE

GENERAL PURPOSE OF ZONE

The purpose of this zone is to stabilize older, low density residential areas while recognizing the demand for the conversion of older, large detached dwellings to rental housing.

4.5.1 PERMITTED USES

The following are permitted uses in R4 Zones:

a) Detached Dwelling Units
b) Semi-detached Dwelling Units
c) Duplex Dwelling Units
d) Converted Dwellings
e) All permitted uses in PS - Public Service Zone

4.5.2 DISCRETIONARY USES

The following are discretionary uses in R4 Zones:

a) Confectionary Stores and dwelling units in the same building subject to the provisions of Section 9.8
b) Rooming Houses
c) Townhouse Dwelling Units
d) Planned Groups of Dwelling Units subject to the provisions of Section 9.5
e) Churches
f) Day Care Centres subject to the provisions of Section 9.3
g) Radio, Television or Microwave Towers subject to the provisions of Section 10.1
h) Home Occupations subject to the provisions of Section 9.2
i) Child and Adult Care Homes subject to the provisions of Section 2.8.4.

4.5.3 REGULATIONS

1. The regulations respecting lot size, frontage, coverage, floor area ratio, and yards are as shown on Table 1, Dwelling Unit Regulations, unless otherwise specified on the Zoning Maps.

2. The maximum building height in the R4 Zone shall be 13 metres unless otherwise specified on the Zoning Maps.

...80/

4.6 R4A: RESIDENTIAL OLDER NEIGHBOURHOOD ZONE

GENERAL PURPOSE OF ZONE

The purpose of this zone is to provide stability for older inner city neighbourhoods while recognizing that some areas may be appropriate for townhouse and apartment development.

4.6.1 PERMITTED USES

The following are permitted uses in R4A Zones:

a) Detached Dwelling Units
b) Semi-detached Dwelling Units
c) Duplex Dwelling Units
d) Converted Dwellings
e) All permitted uses in PS - Public Service Zone

4.6.2 DISCRETIONARY USES

The following are discretionary uses in R4A Zones:

a) Confectionary Stores and dwelling units in the same building subject to the provisions of Section 9.8
b) Rooming Houses
c) Fourplex Dwelling Units
d) Townhouse Dwelling Units
e) Apartment Dwelling Units - Low Rise
f) Apartment Dwelling Units
g) Senior Citizens' Homes
h) Planned Groups of Dwelling Units subject to the provisions of Section 9.5
i) Churches
j) Day Care Centres subject to the provisions of Section 9.3
k) Radio, Television or Microwave Towers subject to the provisions of Section 10.1
l) Home Occupations subject to the provisions of Section 9.2
m) Child and Adult Care Homes subject to the provisions of Section 2.8.4.

4.6.3 REGULATIONS

1. The regulations respecting lot size, frontage, coverage, floor area ratio, and yards are shown on Table 1, Dwelling Unit Regulations unless otherwise specified on the Zoning Maps.

2. The maximum building height in the R4A Zone shall be 13 metres unless otherwise specified on the Zoning Maps.

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4.8 R6: RESIDENTIAL SUBURBAN MULTIPLE HOUSING ZONE

GENERAL PURPOSE OF ZONE

The purpose of this zone is to regulate the locations and standards for apartment buildings, townhouse and fourplex dwellings. The varying density designations will determine the intensity of residential development.

4.8.1 PERMITTED USES

The following are permitted uses in R6 Zones:

a) Fourplex Dwelling Units
b) Townhouse Dwelling Units
c) Apartment Dwelling Units - Low Rise

4.8.2 DISCRETIONARY USES

The following are discretionary uses in R6 Zones:

a) Apartment Dwelling Units
b) Detached Dwelling Units
c) Semi-detached Dwelling Units
d) Planned Group of Dwelling Units subject to the provisions of Section 9.5
e) Senior Citizens' Homes
f) Churches
g) Confectionary Stores and dwelling units in the same building subject to the provisions of Section 9.8
h) Day Care Centres subject to the provisions of Section 9.3
i) Radio, Television or Microwave Towers subject to the provisions of Section 10.1
j) Home Occupations subject to the provisions of Section 9.2
k) Child and Adult Care Homes subject to the provisions of Section 2.8.4
l) Duplex Dwelling Units

4.8.3 REGULATIONS

1. The regulations respecting lot size, frontage, coverage, floor area ratio, and yards are as shown on Table 1, Dwelling Unit Regulations, unless otherwise specified on the Zoning Maps.

2. The maximum building height in the R6 Zone shall be 20 metres unless otherwise specified on the Zoning Maps.

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4.15 PS: PUBLIC SERVICE ZONE

GENERAL PURPOSE OF ZONE

The purpose of this zone is to control those areas used or intended to be used by the public for active or passive recreational purposes.

4.15.1 PERMITTED USES

The following are permitted uses in PS Zones:

a) Parks, Picnic Areas or Open Space Facilities for use by the general public
b) Playgrounds or Tot Lots
c) Bowling Greens
d) Tennis Courts
e) Sports Fields
f) Golf Courses or Golf Driving Ranges
g) Community Centres
h) Outdoor Rinks

4.15.2 DISCRETIONARY USES

The following are discretionary uses in PS Zones:

a) Enclosed Hockey, Ice Skating or Roller Skating Rinks
b) Curling Rinks
c) Swimming Pools
d) Sports Stadia
e) Exhibition Buildings or Amphitheatres
f) Churches
g) Day Care Centres subject to the provisions of Section 9.3
h) Radio, Television or Microwave Towers subject to the provisions of Section 10.1
i) Skateboard Rinks

4.15.3 REGULATIONS

The regulations respecting lot size, frontage, coverage, floor area ratio, building height, and yards are shown on Table 4, Miscellaneous Zone Regulations, unless otherwise specified on the Zoning Map.

...83/

4.13 I: INSTITUTIONAL ZONE

GENERAL PURPOSE OF ZONE

The purpose of this zone is to regulate and provide sites providing an institutional or community service.

4.13.1 PERMITTED USES

The following are permitted uses in I Zones:

a) Public or Separate Elementary or High Schools
b) Private Schools
c) Universities or Colleges
d) Community Colleges
e) Business, Commercial or Technical Schools
f) Schools for Rehabilitation
g) Schools for the Disabled or Handicapped
h) Convents
i) Eleemosynary Institutions
j) Nursing Homes
k) Hospitals
l) Public Museums or Public Art Galleries
m) Public Auditoriums or Amphitheatres
n) Aquariums totally within buildings
o) Churches
p) Fire Stations
q) Police Stations
r) Libraries
s) Post Offices
t) Community Centres
u) Day Care Centres
v) Senior Citizens Homes

4.13.2 DISCRETIONARY USES

The following are discretionary uses in I Zones:

a) Public Zoos
b) Cemeteries
c) Radio, Television or Microwave Towers subject to the provisions of Section 10.1

4.13.2 REGULATIONS

The regulations respecting lot size, frontage, coverage, floor area ratio, building height, and yards are shown on Table 4, Miscellaneous Zone Regulations, unless otherwise specified on the Zoning Maps.

...84/

4.29 IA, IA1: LIGHT INDUSTRIAL ZONES

GENERAL PURPOSE OF ZONE

The purpose of these zones is to provide for a wide range of industrial and manufacturing uses with some associated commercial and service establishments but excluding those industries, which may be offensive by reason of noise, smell or other forms of pollution.

4.29.1 PERMITTED USES

The following are permitted uses in IA Zones:

a) Animal Hospitals
b) Trade Union Halls
c) Private Clubs
d) Medical or Dental Clinics
e) Motor Club Offices
f) Medical or Dental Laboratories
g) Ambulance Service Establishments
h) Crematoria
i) Service Stations
j) Public Garages
k) Car Washes
l) Photostating, Blue Printing, Engraving or Lithography Establishments
m) Commercial Printing or Publishing Establishments
n) Newspaper Printing Establishments
o) Laundry or Drycleaning Plants
p) Food Freezer or Locker Plants excluding slaughtering or eviscerating of meats or game
q) Cold Storage Plants
r) Crating Services
s) Repair, Rental or Servicing of any article, vehicle or commodity, the sale, warehousing, fabrication, packaging or assembly which is carried on as a principal permitted use upon the premises or which is permitted within these zones
t) Service or Repair Shops
u) Sale at retail of hardware or any commodity otherwise permitted to be manufactured, processed, fabricated or warehoused in these zones
v) Sale at retail of equipment, supplies or materials for agriculture, mining, industry, business, transportation, building and other construction, except commercial explosives
w) Sale at wholesale of any commodity, the fabrication, storage, warehousing or assembly of which is permitted in this zone
x) Warehousing or indoor Storage of any goods, materials or commodity except of a dangerous or noxious nature

...85/

y) Contractors or Builders' Yards or shops for indoor storage or keeping of vehicles, equipment materials or supplier of any building trade or contractor including performance of shop or assembly work totally within a building, but not including storage, shop work or assembly of heavy machinery, plant or equipment such as cranes, ploughs, tractors, pile drivers, road making equipment, wreckers or steel erector's equipment
z) Fur Dyeing or Finishing except Tanning
aa) Dyeing
bb) Cleaning of Rugs, Carpets or Rags
cc) Soft Drink Bottling
dd) Industrial Printing
ee) Ink Mixing and Packaging
ff) Mirror Silvering
gg) Metal Sharpening or Machining
hh) Industrial Laboratories
ii) Retreading and Repairing of Tires
jj) Milk Plants or Dairies
kk) Packaging, Bottling, Boxing (and Mixing of completely fabricated, processed or manufactured materials) of any article or commodity for which the warehoused, storage, sale at retail, sale at wholesale, fabrication, processing or manufacture is permitted within these zones
ll) Fabrication or Assembly of any item from standardized parts but excluding any processing of raw materials or partly finished materials
mm) Machine Shops
nn) Light Manufacturing of goods or products that are not IB zone permitted uses and are of a nature considered to be less offensive than uses permitted in IB zones
oo) Biscuit Plants
pp) Bakeries
qq) Breweries or Distilleries
rr) Lumber Yards
ss) Confectionary Stores
tt) Vehicular Sales, Rentals, Servicing or Repairs
uu) Mobile Home, Trailer, Recreational Vehicle Sales, Rentals, Servicing or Repairs
vv) Display and Sales of Prefabricated or Prepackaged Homes
ww) Furniture or Appliance Warehousing or Retailing Establishments

4.29.2 DISCRETIONARY USES

The following are discretionary uses in IA zones:

a) Banks or other Financial Institutions
b) Real Estate or Insurance Offices
c) Professional Offices
d) Offices for Administration, Sales or General Business of any nature
e) Restaurants
f) Drive-in Restaurants

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g) Auctioneering Establishments
h) Pawn Shops
i) Funeral Homes
j) Commercial Entertainment Establishments
k) Public Parking Areas
l) Business, Commercial or Technical Schools
m) Churches
n) Day Care Centres
o) Food Processing
p) Planned Industrial Parks subject to the provisions of Section 9.6
q) Radio, Television or Microwave Towers subject to the provisions of Section 10.1
r) Skateboard Rinks
s) Enclosed Hockey, Ice Skating or Roller Skating Rinks
t) Off-site Caveated Parking
u) Home Improvement Centres
v) Living quarters for a watchman or caretaker and his family, whose duties are essential to the security of the industrial use, and said living quarters shall be located on the same lot or lots as the industrial use.
w) Pool Halls

4.29.3 REGULATIONS

The regulations for uses in these zones respecting lot size, coverage, frontage, floor area ratio, building height and yards are as shown on Table 3, Industrial Zone Regulations, unless otherwise specified on the Zoning Maps.

...87/

4.30 IB, IB1: MEDIUM INDUSTRIAL ZONES

GENERAL PURPOSE OF ZONE

The purpose of these zones is to provide for a range of industrial uses that permit a reasonable level of outdoor storage and activity but not of an obnoxious or offensive nature.

4.30.1 PERMITTED USES

The following are permitted uses in IB Zones:

a) Nurseries, Greenhouses or Market Gardens
b) Veterinary Clinics
c) Stray Animal Shelters for small animals excluding pigs, sheep, horses or cattle
d) Crematoria
e) Service Stations
f) Public Garages
g) Car Washes or Vehicle Washes
h) Photostating, Blue Printing, Engraving or Lithography Establishments
i) Commercial Printing or Publishing Establishments
j) Newspaper Printing or Publishing Establishments
k) Laundry or Drycleaning Plants
l) Food Freezer or Locker Plants excluding slaughtering or eviscerating of meats or game
m) Cold Storage Plants
n) Crating Services
o) Trucking or Freight Terminals
p) Service or Repair Shops
q) Repair, Rental or Servicing of any article, vehicle or commodity, the sale, warehousing, fabrication, packaging or assembly which is carried on as a principal permitted use upon the premises or which is permitted within these zones
r) Sale at retail of hardware or any commodity otherwise permitted to be manufactured, processed, fabricated or warehoused on the premises
s) Sale at retail of equipment, supplies or materials for agriculture, mining, industry, business, transportation, building and other construction, except commercial explosives
t) Sale at wholesale of any commodity, the fabrication, storage, warehousing or assembly of which is permitted in this zone
u) Warehousing or storage of any goods, materials or commodity except of a dangerous or noxious nature

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v) Contractors or Builders' Yard (or Shop) for storage or keeping of vehicles, equipment, materials or supplies of any building trade or contractor including performance of shop or assembly work or the storage of heavy machinery, plant or equipment
w) Fur Dyeing or Finishing except Tanning
x) Dyeing
y) Cleaning of Rugs, Carpets or Rags
z) Soft Drink Bottling
aa) Industrial Printing
bb) Ink Mixing and Packaging
cc) Mirror Silvering
dd) Metal Sharpening or Machining
ee) Industrial Laboratories
ff) Retreading and Repairing of Tires
gg) Milk Plants or Dairies
hh) Packaging, Bottling, Boxing (and Mixing of completely fabricated, processed or manufactured materials) of any article or commodity for which the warehoused, storage, sale at retail, sale at wholesale, fabrication, processing or manufacture is permitted within these zones
ii) Fabrication or Assembly of any item from standardized parts but excluding any processing of raw materials or partly finished materials
jj) Ice Manufacture and Storage
kk) Grain Milling, Cleaning or Drying
ll) Blacksmith Shop, fabrication of iron or metal appurtenances or goods
mm) Machine Shops
nn) Sheet Metal Products, fabrication of culverts, tanks, pipes, etc.
oo) Biscuit Plant
pp) Bakeries
qq) Breweries or Distilleries
rr) Manufacturing of vinegar, sauerkraut, fermented fruit or vegetable products
ss) Manufacturing of nitrogen or oxygen
tt) Manufacturing of chemicals other than heavy or noxious substances
uu) Food Processing
vv) Lumber Yards

4.30.2 DISCRETIONARY USES

The following are discretionary uses in IB Zones:

a) Public Parking Areas
b) Planned Industrial Parks subject to the provisions of Section 9.6
c) Day Care Centres
d) Private Clubs
e) Sandblasting

...89/

f) Salvage Yards for automobile wrecking or the keeping and storage of waste paper, rags, bones, bottles, bicycles, automobile tires, old metal, and other scrap material or the buying, selling, exchaining, baling, packing, dismantling or handling of such
g) Radio, Television or Microwave Towers subject to the provisions of Section 10.1
h) Business, Commercial or Technical Schools
i) Living quarters for a watchman or caretaker and his family, whose duties are essential to the security of the industrial use, and said living quarters shall be located on the same lot or lots as the industrial use.

4.30.3 REGULATIONS

The regulations for uses in this zone respecting lot size, coverage, frontage, floor area ratio, building height and yards are as shown on Table 3, Industrial Zone Regulations, unless otherwise specified on the Zoning Maps, and except within the IB1 Zone a 7.5 metre front yard shall be required within Ross Industrial Subdivision, Alliance Industrial Subdivision, all those lands included within Registered Plan No. 70R18593 and Registered Plan No. 72R27589, all of Section 33 - 17 - 19 - W2nd Meridian, all that portion of Section 28 - 17 - 19 - W2nd Meridian bounded by the northern boundary of the C.P.R. right-of-way on the south and the eastern boundary of Park Street on the west.

...90/

4.32 IT: INDUSTRIAL TUXEDO PARK ZONE

GENERAL PURPOSE OF ZONE

The purpose of this zone is to provide for light to medium industrial uses in the Tuxedo Park area under one zone. These uses include some associated commercial and service establishments but excludes any businesses which may be offensive by reason of size, noise, smell, or other forms of poor land use.

4.32.1 PERMITTED USES

The following are permitted uses in the IT Zone:

a) Animal Hospitals
b) Private Clubs
c) Service Stations
d) Public Garages
e) Car Washes
f) Photostating, Blue Printing, Engraving or Lithography Establishments
g) Commercial Printing or Publishing Establishments
h) Newspaper Printing Establishments
i) Food Freezer or Locker Plants excluding slaughtering or eviscerating of meats or game
j) Cold Storage Plants
k) Repair, Rental or Servicing of any article, vehicle or commodity, the sale, warehousing, fabrication, packaging or assembly of which is carried on as a principal permitted use upon the premises or which is permitted within these zones.
l) Crating Services
m) Service or Repair Shops
n) Sale at retail of hardware of any commodity otherwise permitted to be manufactured, processed, fabricated or warehoused in this zone
o) Sale at retail of equipment, supplies or materials for agriculture, mining, industry, business, transportation, building and other construction, except commercial explosives
p) Sale at wholesale of any commodity, the fabrication storage, warehousing or assembly of which is permitted in this zone
q) Warehousing or indoor storage of any goods, materials or commodity except of a dangerous or noxious nature.
r) Contractors of Builders' Yards or shops for indoor storage or keeping of vehicles, equipment materials or supplier of any building trade or contractor including performance of shop or assembly of heavy machinery, plant or equipment such as cranes, ploughs, tractors, pile drivers, road making equipment, wreckers or steel erector's equipment.
s) Fur dyeing or finishing except Tanning
t) Nurseries, Greenhouses or Market Gardens
u) Cleaning of Rugs, Carpets or Rags
v) Soft Drink Bottling

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w) Industrial Printing
x) Ink Mixing and Packaging
y) Mirror Silvering
z) Metal Sharpening or Machining
aa) Industrial Laboratories
bb) Retreading and Repairing of Tires
cc) Packaging, Bottling, Boxing (and mixing of completely fabricated, processed or manufactured materials) of any article or commodity for which the warehouse, storage, sale at retail, sale at wholesale, fabrication, processing or manufacture is permitted within this zone.
dd) Fabrication or Assembly of any item from standard parts but excluding any processing of raw materials or partly finished materials.
ee) Machine Shops
ff) Light manufacturing of goods or products that are not IB zone permitted uses and are of a nature considered to be less offensive than uses permitted in IB zones.
gg) Lumber Yards
hh) Confectionary Stores
ii) Vehicular Sales, Rentals, Servicing or Repairs
jj) Mobile Home, Trailer, Recreational Vehicle Sales, Rentals, Servicing or Repairs
kk) Display and Sales of Prefabricated or Prepackaged homes
ll) Stray Animal Shelters for small animals excluding pigs, sheep, horses or cattle

4.32.2 DISCRETIONARY USES

The following are discretionary uses in the IT Zone:

a) Offices for Administration, Sales or General Business of any nature
b) Restaurants
c) Auctioneering Establishments
d) Planned Industrial Parks subject to the provisions of Section 9.6
e) Radio, Television or Microwave Towers subject to the provisions of Section 10.1
f) Sandblasting
g) Business, Commercial or Technical Schools
h) Off-site Caveated Parking
i) Liquor Stores

4.32.3 REGULATIONS

1. The regulations for uses in this zone respecting lot size, coverage, frontage, floor area ratio, building height and yards are as shown on Table 3, IT Zone Regulations, unless otherwise specified on the Zoning Maps.

2. No outdoor storage shall be permitted in a side yard which is less than three metres in width in the IT - Industrial Tuxedo Park Zone.

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TABLE 1

DWELLING UNIT REGULATIONS

DWELLING UNIT OR BUILDING TYPE	MINIMUM LOT AREA (m2)	MINIMUM LOT FRONTAGE (m)	MAXIMUM COVERAGE***	MAXIMUM F.A.R.***	MINIMUM YARDS			
					FRONT (m)	REAR (m)	SINGLE SIDE (m)	TOTAL SIDE (m)
Detached Dwelling Unit - R1, R2, R6 Zones	325	10.5	50%	0.75	6	25% of lot area min. 5 m	1.2	2.5
Detached Dwelling All Other Zones	250	7.5	50%	0.75	6	25% of lot area min. 5 m	1.2	2.5
Semi-Detatched Dwelling Unit	250	7.5	50%	0.75	6	25% of lot area min. 5 m	0	1.2
Duplex Bldg.	250	7.5	50%	0.85	6	25% of lot area min. 5 m	1.2	2.5
Fourplex Bldg.	500	15	50%	0.85	6	25% of lot area min. 5 m	1.2	2.5
Townhouse Dwelling Unit	120	4	50%	0.85	6	25% of lot area min. 5 m	for end units 1.2	---
Apt. Bldg, & Senior Citizens Homes (In all Zones but R5)	500	15	50%	3.00	6	25% of lot depth	1/4 adj wall ht. to a max. 6 m	---
Converted Dwelling & Rooming Houses	250	7.5	50%	0.75	6	25% of lot area min. 5 m	1.2	2.5
Mobile Home	400	12	50%	0.50	5	4	Refer to Section 4.9	
Apts. & Mixed-Use Bldgs. & Senior Citizens Homes in R5 Zone	250	7.5	75%	6.50	5**	25% of lot depth max. 6 m	0	5

* Refer to Sections 2.10, 2.11 and Section 10
** Refer to Section 4.7.3
*** Refer to Section 10.8

TABLE 2

COMMERCIAL ZONE REGULATIONS

ZONE	MINIMUM LOT AREA (m2)	MINIMUM FRONTAGE (m)	MAXIMUM COVERAGE	MAXIMUM F.A.R.	MINIMUM YARDS FRONT YARD (m)	MINIMUM YARDS REAR YARD (m)	MINIMUM YARDS ANY SINGLE SIDE YARD (m)	MINIMUM YARDS TOTAL SIDE YARDS (m)	MAXIMUM HEIGHT (m)
NC NC2	250+25 per dwelling unit	6	65%	1.75	6	9	0*	0	13
MAC1	250	6	90%	4.0	0	1/4 ht. of prin. bldg max. 6	0*	0	15
MAC2	250	6	65%	3.0	7.5	1/4 ht. of prin. bldg max. 6	0*	0	15
DC1	225	6	90%**	On Zoning Map	0	0	0*	0	On Zoning Map
DC2	225	6	90%**	On Zoning Map	0	0	0*	0	On Zoning Map
DC3	225	6	75%	Residential Uses 7.0 Non-Residen. Uses 4.5	0	0	0*	0	On Zoning Map
HC	750	22.5	65%	2.0	7.5	9	2.5	7	15
DSC	750	25	65%	On Zoning Map	7.5	9	0*	0	13
TAC	250	7.5	75%	3.0	6***	6	0*	0	15***
HS	1000	22.5	50%	2.0	7.5	15	2.5	7	15

*Refer to Section 10.2
**Refer to Sections 4.24.3.2 & 4.25.3.2
***Refer to Section 4.27.3

TABLE 3

INDUSTRIAL ZONE REGULATIONS

ZONE	MINIMUM LOT AREA (m2)	MINIMUM FRONTAGE (m)	MAXIMUM COVERAGE	MAXIMUM F.A.R.	MINIMUM YARDS				MAX. HEIGHT OF PRINC.	MAX. HEIGHT OF ACCES.
					FRONT YARD (m)	REAR YARD (m)	ANY SINGLE SIDE YARD (m)	TOTAL SIDE YARDS (m)		
IP	2000	30	50%	1.5	9	1/2 ht. of prin. bldg.	0	20% ave. width of lot max. 7.5	15	7
IA	500	15	50%	1.5	7.5	1/2 ht. of prin. bldg.	0	20% ave. width of lot max. 7.5	15	7
IA1	200	6	65%	3.0	0	1/4 ht. of prin. bldg.	0	0	15	7
IB	2000	30	75%	2.0	7.5	1/2 ht. of prin. bldg.	0	20% ave. width of lot max. 7.5	15	7
IB1	500	15	75%	2.0	0*	1/2 ht. of prin. bldg.	0	20% ave. width of lot max. 3	15	7
IC	4000	60	65%	2.0	15	1.2 ht. of prin. bldg.	0	20% ave. width of lot max. 7.5	15	7
IC1	750	25	75%	2.0	7.5	1/2 ht. of prin. bldg.	0	20% ave. width of lot max. 3	15	7
IT	500	15	75%	2.0	7.5	1/2 ht. of prin. bldg.	0	20% ave. width of lot max. 3	15	7
WH	500	15	90%	4.0	0	1/4 ht. or prin. bldg. to max of 6 m	0	0	15	7

* Refer to Section 4.30.3

TABLE 4

MISCELLANEOUS ZONE REGULATIONS

ZONE	MINIMUM LOT AREA (m2)	MINIMUM FRONTAGE (m)	MAXIMUM COVERAGE	MAXIMUM F.A.R.	MINIMUM YARDS				MAXIMUM HEIGHT (m)
					FRONT YARD (m)	REAR YARD	ANY SINGLE SIDE YARD (m)	TOTAL SIDE YARDS (m)	
I	500	15	75%	1.5	7.5	25% depth of lot	3	6	Controlled by F.A.R.
UH	3500	40	17%	0.25	7.5	25% depth of lot	3	7.5	Controlled by F.A.R.
PS AR FP	500	15	75%	0.75	7.5	25% depth of lot	3	7.5	Controlled by F.A.R.
RR	2000	30	75%	2.0	7.5	1/2 ht. of prin. bldg	0	25% of ave. width lot to max. 7.5	15